



D R A F T

PARKS & RECREATION MASTER PLAN UPDATE

Draft December 2010

City of Chula Vista
Development Services Department
276 Fourth Avenue
Chula Vista, CA 91910

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PREFACE



The Chula Vista Parks and Recreation Master Plan (PRMP) contains goals and policies that serve as the blueprint for creating a quality park system. The document establishes goals for the creation of a comprehensive parks and recreation system that meets the needs of the public by effectively distributing park types and associated recreation facilities and programs throughout the city.

PRMP Update has been prepared in response to the expanded 2030 development forecast identified in the General Plan Update adopted by the City Council on December 13, 2005.



The PRMP Update has been created by utilizing the 2002 PRMP as a template, and by incorporating General Plan Update and Urban Core Specific Plan document park and recreation related policies. An updated citywide parks and recreation needs assessment has also been prepared to identify residents' current recreational needs as well as develop a forecast of recreational needs in response to the 2030 development forecast identified in the General Plan Update.



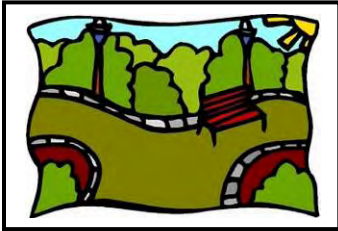
In addition to the traditional categories of parks such as community, neighborhood, mini, and special purpose, the Master Plan now includes the "urban park" category. Urban parks represent a strategy for delivery of future parks in western Chula Vista (consistent with both the General Plan and Urban Core Specific Plan defined concept of urban parks). This approach is consistent with the strategy of developing parks of varying sizes that demonstrably meet defined recreational needs. As described in Chapter 3 of this document, smaller than traditional parks, urban parks provide an opportunity to deliver park facilities in proximity to new infill housing within existing development areas such as northwest and southwest Chula Vista where parkland opportunities are limited.



Looking into the future (2030) Chula Vista will contain an integrated system of recreation programs and services interwoven throughout its parklands and recreation facilities.

EXECUTIVE SUMMARY

A. Background:

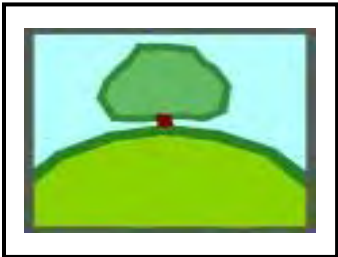


The Parks and Recreation Master Plan is the blueprint for the City's park system. It defines community needs and it establishes goals and policies for the delivery of parks and recreation resources.

The Parks and Recreation Master Plan (PRMP) Update has been prepared in response to the expanded 2030 development forecast identified in the General Plan Update adopted by the City Council on December 13, 2005.

The PRMP Update has been created by utilizing the 2002 PRMP as a template, and by incorporating General Plan Update and Urban Core Specific Plan document park and recreation related policies. An updated citywide parks and recreation needs assessment has also been prepared to identify residents' current recreational needs as well as develop a forecast of recreational needs in response to the 2030 development forecast identified in the General Plan Update.

B. Overview:

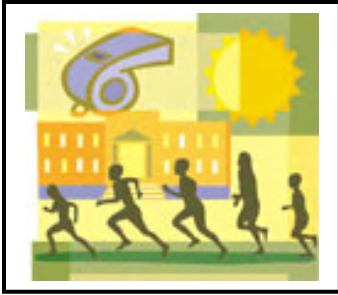


The commitment for a quality parks and recreation system in Chula Vista is not a new commitment, in fact park planning has continuously been pursued in the context of land use planning efforts within the City since incorporation in 1911. In the early years as land opportunities became available parks were developed for residents. The first park built in the City of Chula Vista following incorporation was Eucalyptus Park in 1927. As the City continued to grow, additional parklands were acquired and developed. The last few years represents one of the most active park development periods in the City's entire history with the addition of ten park sites totaling over 100 acres.

The Parks and Recreation Master Plan contains six chapters, with each chapter addressing the following topics:

- Chapter 1: Current Parks and Recreation Resources
- Chapter 2: Parks and Recreation Facility Needs
- Chapter 3: Park System Goals and Policies
- Chapter 4: Parks and Recreation Facility Distribution
- Chapter 5: Funding New Park and Recreation Facilities
- Chapter 6: Western Chula Vista Park Delivery

C. Citywide Park System



Park Acreage:

The citywide park system currently contains nearly 529 acres of community, neighborhood, mini, urban and special purpose parks and recreation facility and community center sites.

Historic park development in the City has been impacted by several factors: pre-existing park development standards that differ from current standards; the Quimby Act (state legislation limiting park dedication requirements for new development; and Proposition 13 (State legislation limiting property tax revenues). As of January 1, 2010, with a population of 237,595, the City maintained an overall ratio of 2.23 acres of parkland per 1,000 residents.

Pursuant to the Quimby Act and as identified in the General Plan Update the current city standard for park acreage is 3 acres of parkland per 1,000 population for new residential development. Based on the General Plan 2030 build out forecast, the citywide park system will ultimately contain approximately 960 acres of developed parkland.

The 2030 citywide park system will contain community, neighborhood, mini, urban and special purpose parks and recreation facility and community center sites. Since the future parkland inventory is comprised of acreage acquired over numerous decades, with varying park acreage standards in place, build-out inventories are not expected to meet the current standard. With a 2030 forecast population of 317,100, the City will realize an overall parkland ratio of 3.03 acres of parkland per 1,000 residents.

Park Sites:

As of January 1, 2010, the citywide park system contained nine community parks, 34 neighborhood parks, 10 mini parks, one special purpose park, one urban park, one town square, and 12 community centers. Based on the 2030 forecast, the citywide park system will contain approximately 18 community parks, 46 neighborhood parks, 29 mini / town squares / urban parks, one special purpose park, and thirteen community centers.

Park and Recreation Facilities:

Based on the conclusions and findings contained in the parks and recreation needs assessment a majority of the January 2010 park and recreation facility needs are met through the utilization of both public parkland and quasi-public sources (schools). A portion of existing demand for practice/ informal baseball fields, tot lots/playgrounds, tennis courts, dog parks,

and swimming pools are currently unmet. Even with consideration for current field allocation and field use practices, including sharing of fields for game and practice/informal uses, an additional 44 acres of land would be required to accommodate unmet demand.

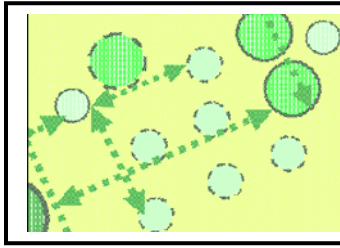
Under the General Plan forecast assumptions for 2030, the need for additional park and recreation facilities will continue. Future anticipated inventory of parkland, resulting from new residential development is anticipated to meet a majority of facility needs, along with quasi-public sites (schools). A portion of the 2030 demand for organized, practice/ informal baseball fields, tot lots/playgrounds, tennis courts, indoor basketball courts, and swimming pools is anticipated to be unmet, thereby requiring continued reliance on private facilities to meet a portion of overall need.

The Chula Vista Parks and Recreation Master Plan contains goals and policies that serve as the blueprint for creating a quality park system. Chapter 3 establishes goals for the creation of a comprehensive parks and recreation system that meets the needs of the public by effectively distributing park types and associated recreation facilities and programs throughout the city.



In addition to the traditional categories of parks such as community, neighborhood, mini, and special purpose, the Master Plan now includes the “urban park” category. Urban parks represent a strategy for delivery of future parks in western Chula Vista (consistent with both the General Plan and Urban Core Specific Plan defined concept of urban parks). This approach is consistent with the strategy of developing parks of varying sizes that demonstrably meet defined recreational needs. As described in Chapter 3 of this document, smaller than traditional parks, urban parks provide an opportunity to deliver park facilities in proximity to new infill housing within existing development areas such as northwest and southwest Chula Vista where parkland opportunities are limited.

D. Conclusion:

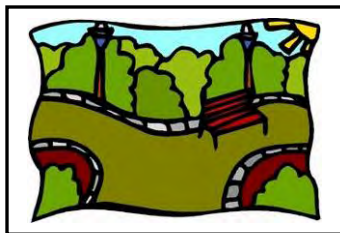


Looking into the future (2030) Chula Vista's parks and recreation system will provide citywide resources for recreation services and programs that meet the expressed needs of the community. The parks and recreation system will be composed of approximately 18 community parks, which will serve the City as a whole by providing recreation complexes, community centers, gymnasiums, aquatic facilities, and skateboard facilities as well as gathering areas, picnic facilities and restrooms. Closer to home, approximately 46 Neighborhood Parks will provide areas for tot lot play equipment, sports facilities, and programmed and non-programmed activities allowing residents recreational activities within walking distance of their homes. Neighborhood parks, mini parks, and urban parks will also provide recreational facilities that complement resources provided at adjacent community parks. Today's regional parks will be further enhanced and connected to the community through a system of trails and bicycle ways. A greenbelt open space system will surround Chula Vista, making a unique setting within San Diego County focused on the recreational values of the City's populace. Ultimately the City's parks and recreation system is envisioned as an integrated system of recreation programs and services interwoven throughout its parklands and recreation facilities.

CHAPTER 1

PARKS AND RECREATION RESOURCES

A. Introduction to the Parks and Recreation Master Plan



Providing for well planned leisure opportunities for socio-economically and culturally changing populations is one of the greatest challenges in the 21st century according to the National Recreation and Park Association and the American Academy for Parks and Recreation Administration. The challenge for public agencies is to commit to park planning practices that provide responsive, equitable, and high quality park and recreation services. The Chula Vista Parks and Recreation Master Plan represents the City's commitment to comprehensively respond to the park and recreation needs of the current and future residents. The Master Plan is the blueprint for the City's park system; acknowledges past park planning efforts through the identification of existing park and recreation facilities; serves as the blueprint for future park development; and identifies the locations of future park sites as well as the locations for specific types of recreational facilities.

This Master Plan represents a comprehensive park planning effort that recognizes that a park system is more than simply a collection of individual recreational elements. It represents a comprehensive and interrelated package of Regional, Community, Neighborhood, Mini, Special Purpose, and Urban Parks that give residents the opportunity for a complete recreational experience and a desirable addition to the environment and the health of the community in which to live. Each park must be viewed within the context of the whole park system to ensure that it functions properly in providing a balance of recreational opportunities.

A systematic approach has been utilized in this update of the Parks and Recreation Master Plan. This update has been created by using the 2002 Parks and Recreation Master Plan as a template, and by incorporating the General Plan Update, Urban Core Specific Plan, and the draft Bayfront Plan documents' park and recreation policies. An updated citywide parks and recreation needs assessment, which has been prepared in response to the 2030 development forecast identified in the General Plan Update, is incorporated into this Parks and Recreation Master Plan Update.

This chapter provides a factual context for the overall Parks and Recreation Master Plan:

- A description of the overall goals of the Parks and Recreation Master Plan document.

- A brief history of Chula Vista including the identification of historic park planning milestones.
- A brief description of the existing regulatory programs that have influenced and will continue to influence park-planning activities in Chula Vista.
- Definitions and terms that apply to park and recreation planning and development activities.
- An inventory of existing (Year January 2010) parks and recreation resources by planning area, accompanied by a detailed map.

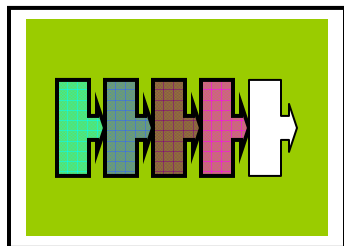
B. Goals of the Document



The overall goals of the document are to:

- Prepare a comprehensive detailed document to assist in the development of parks and recreation resources in the City.
- Describe the assessment of the community's desires for recreation services, the translation of these desires into physical and spatial parks and recreation facilities and their application to locations within the comprehensive parks and recreation system.
- Outline a process that is planning driven, that relies on sound data and information generated through community needs assessment.
- Create a rational planning guideline that will provide a procedure for addressing the City's concerns regarding the development of the City's parks and recreation resources.
- Outline the preferred vision, character, and direction of the comprehensive parks and recreation system for the City.
- Create parameters and guidelines that will allow for the incremental and orderly development of parks and recreation resources within the context of a comprehensive system.
- Assess the needs of the community (identify and involve the customer in the planning process).
- Establish goals and policies for the delivery of parks and recreation resources.
- Establish a planning framework that becomes the bridge for implementation between information and a systematic development plan.
- Review periodically, at a minimum once every five years, the Parks and Recreation Master Plan to address the community needs as the community continues to grow.
- Recognize that the City lacked the ability to require developers to commit or designate park ground prior to the enactment of the Quimby Act in 1975. Acknowledge that since the enactment of the Quimby Act, the City has required developers to comply with the three acres per 1,000-population requirement set by the Quimby Act.

C. Methodology



The following represents a description of the methodology employed to create the Parks Master Plan. Although the process of developing the Master Plan has at times been very complex, the methodology is described in the simplest terms possible.

Step One: Prepare an inventory of current park sites, recreation facilities, and related regulatory programs and policies.

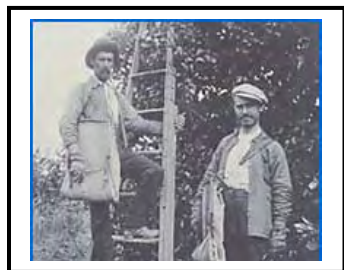
Step Two: Prepare an update to the Parks and Recreation Needs Assessment.

Step Three: Identify Current and Future Park and Recreation Needs based on the conclusions and findings identified from Step Two.

Step Four: Review and edit as necessary goals, policies, and action items to address the Current and Future Park and Recreation Needs.

Step Five: Develop an inventory of park sites and recreation facilities within each park site utilizing the directives identified in Step Four.

D. Historical Context



Understanding the historical context of park planning and development in the City provides perspective and a framework for future park planning efforts in Chula Vista. The following discussion highlights historical park planning efforts in Chula Vista. As the City has grown, so has its park system. As development areas expanded within Chula Vista new parks have continually been added to the City.

The commitment for a quality parks and recreation system in Chula Vista is not a new commitment, in fact park planning has continuously been pursued in the context of land use planning efforts within the City since incorporation in 1911. In the early years, as land opportunities became available, parks were developed for residents. The first park built in the City of Chula Vista following incorporation was Eucalyptus Park in 1927. As the City continued to grow, additional parklands were acquired and developed.

On September 11, 1962 the City opened Greg Rogers Park, representing the first park developed in the City as a joint-use facility between the City and the Chula Vista Elementary School District.

Prompted by rapid increases in population in the late 1960's, the City Council accepted the recommendation of the Parks and Recreation Commission to commence a Parks and Recreation

Master Plan. The development of the Master Plan occurred on the heels of California's State Legislature enactment of the Quimby Act in 1975. The Quimby Act essentially responds to the rapid increase in urbanization and the need to preserve open space in California's growing communities by allowing local communities to establish ordinances requiring the dedication and improvement of parkland in conjunction with the creation of new residential subdivisions.

The City Council adopted a Parks and Recreation Master Plan on July 20, 1971. This was followed on October 24, 1971 by the adoption of an ordinance requiring subdividers to provide park and recreation facilities that would directly benefit the residents of the subdivision.

The 1971 Master Plan included the identification of a twenty-year plan for addressing "future" City park needs based on anticipated population forecasts.

In 1974, utilizing the 1971 Master Plan as a basis, the Parks and Recreation element of the General Plan was prepared and incorporated the recommendations of the Master Plan pertaining to the locations of future parks within the context of developing areas within the City. The 1974 Parks and Recreation Element identified the need to periodically review the Parks Master Plan to keep the plan up-to-date with current needs.

The Parklands and Public Facilities Ordinance was updated in 1987, requiring new subdivisions to provide three acres of developed parkland for every 1,000 residents. The standard of three acres of parkland per 1,000 residents is the adopted standard for the entire City.

The 1989 Chula Vista General Plan, and subsequent updates in 1995 and 2005, repeats the directive to update the Parks and Recreation Master Plan as well as plan for new facilities.

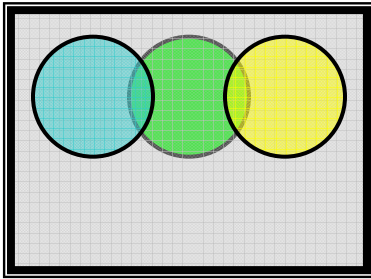


In the early and mid-90's the Parks and Recreation Department and Planning and Building Department began to prepare the Park and Recreation Master Plan scope of work. Soon afterwards the City began to prepare the Parks and Recreation Master Plan. With the assistance of park planning consultants, staff embarked on one of the initial tasks associated with the preparation of the document, namely the preparation of the East and West Chula Vista Recreation Needs Assessment. In November 2002, the City Council approved the Chula Vista Parks and Recreation Master Plan.

The adoption of the update of the City's General Plan document in December 2005 necessitated corresponding updates to the Parks

and Recreation Master Plan. Policy changes reflected in the General Plan Update, pertaining to an expanded development vision for both the eastern and western portions of the city, have resulted in the need to introduce additional park and recreational facilities within the planning area to meet future demand. In anticipation of the adoption of the General Plan Update, the City enlisted the help of a consultant to prepare an update to the needs assessment work previously prepared to create the Parks and Recreation Master Plan of 2002. The previously prepared needs assessment (1997) was based on the results of a telephone survey conducted for west and east Chula Vista in 1995 and 1996. The updated needs assessment is based on a citywide telephone survey conducted in early summer 2005. Chapter 2 of the Parks and Recreation Master Plan describes the conclusions and findings contained in the assessment report.

E. Contents of Specific Chapters



Chapter One: Parks and Recreation Resources

- Provides a factual context for the overall Parks and Recreation Master Plan.
- Describes the City's park history and development.
- Describes the physical infrastructure and characteristics of the City as described in the current inventory of the City's public parks and recreation resources.
- Lists pertinent regulatory guidelines and City mandated requirements related to parks and recreation development.
- Lists general plan definitions of parks and recreation resources.
- Lists definitions of other parks and recreation resources not previously recognized/approved.

Chapter Two: Parks and Recreation Facility Needs

- Assesses and evaluates the recreational service needs of the community in a comprehensive and comparative manner.
- Describes the relationship of recreation service needs to a spatial analysis within a comprehensive parks and recreation system.

Chapter Three: Park System Goals and Policies

- Creates a cohesive, comprehensive, equitably distributed, accessible, parks, recreation system that is representative of the City's unique qualities.
- Allocates resources to the highest level possible.
- Clearly expresses the minimum acceptable facilities for citizens of every community.

- Creates and clarifies guidelines for determining land requirements for the City's parks and recreation resources.
- Describes standards for park types.
- Identifies a recreation services delivery plan.
- Identifies an operation and maintenance plan.
- Identifies the Healthy Eating Active Communities (HEAC) Initiative.

Chapter Four: Parks and Recreation Facility Distribution

- Identifies individual components of parks and recreation development within an overall comprehensive system context.
- Describes individual obligations (City's and new subdivision development) to the comprehensive plan and clarifying the level of service as previously established through the City's Parkland Dedication Ordinance.

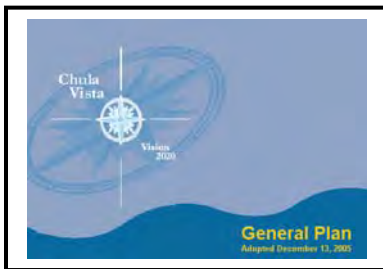
Chapter Five: Funding New Parks and Recreation Facilities

- Describes major recreation facility financing.
- Describes park development financing.

Chapter Six: Western Chula Vista Park Delivery

- Describes western Chula Vista strategy for delivery of future parks.
- Describes use of public agency lands and integration of urban parks in context of overall park system.

F. Regulatory and City Mandated Requirements



The existing regulatory programs that are considered in the development of the Parks and Recreation Master Plan are summarized below, including their significant characteristics.

1. The Chula Vista General Plan identifies and describes goals for the future physical, social, and economic development of the City, as well as, public policies to attain those goals. The General Plan provides the framework for planning and development of the City's park system. Four of the six General Plan elements pertain to issues and policies impacting parks and recreation issues in the City. The Land Use and Transportation Element contains a broad issues, goals, and objectives statement with respect to open space and recreation, whereas the Environmental Element identifies existing and future park sites. The Public Facilities and Services Element provides policy direction for the continued maintenance and updating of the Parks and Recreation Master Plan. The Growth Management Element contains the City's Growth Management Program that provides minimum "quality of

life” thresholds or standards that must be adhered to by new residential development projects. The Parks and Recreation Master Plan is to be incorporated into the General Plan to provide guidelines pertaining to the City’s park system as set forth in the General Plan policies.

2. The California Legislature established the Quimby Act in 1975 in response to California’s increased rate of urbanization and the need to preserve open space and provide parks for California’s growing communities. SB 1785, Chapter 1467, and Statutes of 1982 substantially amended the act, allowing local agencies to establish ordinances requiring residential subdivision developers to provide land or in-lieu fees for park and recreation purposes and specifying acceptable uses or restrictions on the expenditure of such funds.

3. Parkland Dedication Ordinance (PDO) – The PDO (Chapter 17.10 of the Chula Vista Municipal Code) provides for the dedication of developed parkland and establishes the number of recreation facilities that a residential development will be required to provide. The PDO also identifies the standard for the amount of parkland (3 acres per 1,000 people) to be dedicated for residential development. The Quimby Act, California Government Code Section 66477, is the enabling legislation for the establishment of this standard.

4. Growth Management Program (GMP) – The GMP provides minimum “quality of life” thresholds or standards that must be adhered to by new residential development projects. These thresholds or standards include the provision of a minimum level of developed park acres within new developments (3 acres of parkland per 1,000 people). The City Council appoints a Growth Management Oversight Commission (GMOC) to monitor compliance to the threshold standards on an annual basis.

5. Capital Improvement Program (CIP) – Through the City’s CIP process, on a five year plan, a series of continuing and planned improvements to parks and recreation facilities are identified. Funding sources for these improvements are typically a part of the CIP and are reviewed and adopted annually by the City Council.



6. Multiple Species Conservation Program (MSCP) – The MSCP is a comprehensive habitat conservation program for the preservation of more than 85 sensitive plant and animal species. This program includes lands from the City of Del Mar and south to the Mexico border. Of the total 172,000 acres of planned preserve, over 10,000 acres of land and wetlands are contained in Chula Vista. Lands set aside as part of the MSCP will include both local and regional trail linkages. The *City of Chula Vista MSCP Subarea Plan* identifies the development of up to 400 acres

of active recreation uses within the Otay Ranch portion of the Otay Valley Regional Park, 246 acres of which are within the Chula Vista MSCP Subarea.

7. Greenbelt Master Plan - The Greenbelt Master Plan represents a plan that includes a 28-mile open space trails system that encircles the City linking the City park sites. This system will allow easy access to all of the parks and recreation programs provided by the City. The Greenbelt Master Plan was adopted in September 2003. It includes standards for future trails, as well as general trail and open space delineation. The City acknowledges that the Greenbelt Master Plan incorporates the Otay Valley Regional Park.

8. Chula Vista Landscape Manual – The City's Landscape Manual provides standards for site development, landscaping, and irrigation for both private development and public projects. The Landscape Manual includes development standards for parks, open space, and landscape areas within public right of ways and a description of the park planning process. The manual serves an important role in the physical planning of park sites and functions as an implementation tool for the Parks and Recreation Master Plan.

9. Americans with Disabilities Act (ADA) – The ADA adopted in 1990 requires that reasonable access to public facilities be provided.

10. Gender Equity Legislation – The California Legislation declared the need to expand athletic opportunities for female youths in the context of community parks and recreation through passage of Assembly Bill (AB) 2404 in August, 2004. The Bill supports equal female participation in youth athletics programs, to provide female youth sports programs equal access to facilities administered by cities, special districts and counties. The Governor approved the Bill in September 2004.

11. Joint Use Agreements – The City has established Joint Use Agreements pertaining to recreational activities with school districts, non-profit organizations, and public and quasi-public agencies, enabling the realization of the City's goals in meeting the community needs.

12. Redevelopment Project Areas – The City's redevelopment areas include the merged Bayfront/Town Centre I and the merged Town Centre II/ Otay Valley Road/Southwest Project areas. Each redevelopment project area has different goals, as well as its own unique park and recreation-related features. Additionally, each redevelopment project area has the ability to finance additional park facilities within the boundaries of the plan area.

13. Bikeway Master Plan – The Chula Vista Bikeway Master Plan, originally adopted in 1996 and updated in 2005, identifies existing and proposed bikeway facilities throughout the City. Bicycle systems adjacent to the City are also identified for the purpose of evaluating opportunities for connections to the regional network. The plan supports the integration of land use planning with transportation planning in order to take into account future land use and population projections and as a means to provide bicycle facilities to help decrease auto dependence. The plan also supports integrated planning efforts as a means to promote opportunities for exercise and recreation, highlighting the interconnection of bikeways with area parks.



14. Urban Core Specific Plan – The Urban Core Specific Plan follows the direction provided in the City's General Plan and establishes a vision, guidelines and regulations for the future development in the traditional downtown area. The Specific Plan area is generally located east of I-5, west of Del Mar Avenue, north of L Street, and south of C Street and encompasses approximately 690 gross acres. The Specific Plan creates a framework that will attract investment and be a catalyst for revitalization. The overall goal is to create pedestrian-friendly environments, gathering places, parks, and public amenities through community development and reinvestment.

15. Chula Vista Bayfront Master Plan (CVBMP) - The draft Bayfront Master Plan refers to the area generally located west of Interstate 5, south of the Sweetwater Marsh National Wildlife Refuge, and north of Palomar Street. The planning area encompasses approximately 550 acres, including approximately 490 acres of land area and 60 acres of water area. The San Diego Unified Port District controls the majority of the area. The Port and the City entered into a partnership to jointly plan Chula Vista's waterfront and, with significant input from the community, have created a draft master plan with the goal of creating a world-class waterfront. The master plan proposes over 200 acres of parks and open space. The CVBMP includes an environmental analysis in accordance with the California Environmental Quality Act. Prior to implementation, the CVBMP and its associated amendments to the City's General Plan and Local Coastal Plan, as well as the Port Master Plan, must be considered and approved by several public agencies, including the City and the Port, the State Lands Commission, and the California Coastal Commission.

16. Otay Ranch General Development Plan (GDP) – The Otay Ranch GDP (adopted in 1993) is the planning based document that identifies the land use, facility, environmental, economic and social goals, objectives and policies for the development of the Otay Ranch area of Chula Vista. It sets forth guiding principles for

development of a series of villages in the context of the region at large while addressing open space and environmental protection, public facility needs and the conservation of resources. Chapter 4 of the GDP pertains to Parks, Recreation, and Open Space within the Otay Ranch. The document provides measures to address a variety of parks and recreation and open space amenities, allowing for a full range of passive and active recreational opportunities.

17. Chula Vista Pedestrian Master Plan – In 2009 the City began the process of working with a consultant in the development of a pedestrian master plan. The Pedestrian Master Plan includes an assessment of pedestrian generators, attracters and barriers along existing and proposed pedestrian networks within the City. Existing and future parks and recreation facilities are considered pedestrian attractions. The Pedestrian Master Plan documents an inventory of pedestrian related infrastructure types (sidewalks, crosswalks, curb ramps, signage and traffic calming features). The Pedestrian Master Plan supports safe, convenient, and attractive pedestrian pathways, which in turn provides connectivity of the City's system of parks. The final Chula Vista Pedestrian Master Plan and the Chula Vista Parks and Recreation Master Plan, although separate documents, will be complementary master plans. The Chula Vista Pedestrian Master Plan was approved by City Council June 22, 2010.

G. Current Parks And Recreation General Plan Definitions

The Public Facilities and Services Element of the City of Chula Vista General Plan, approved December 2005, describes park and recreation resources as follows:



1. **Regional Parks** - Regional parks are large open space and recreational facilities, and include uses such as public golf courses, beaches, lakes, trails, campgrounds and wildlife refuges. The Otay Valley Regional Park (OVRP) crosses three agency jurisdictions including Chula Vista. Located along the southern city boundary, the OVRP provides significant open space and recreational opportunities for the region. Portions of regional parks developed with active recreation components consistent with community park standards may be eligible for public park credit.

2. **Community Parks** - Community parks are designed to serve more than one neighborhood, are ideally 30 or more acres, and provide a wide variety of facilities, including swimming pools, playing fields, recreation centers, cultural centers, and picnic areas. These parks, when developed in accordance with city standards, are eligible for public park credit.

3. Neighborhood Parks - Neighborhood parks are intended to serve local residents, range in size from 5 to 15 acres and include open play space, playing fields, play equipment and picnic areas. These parks, when developed in accordance with city standards, are eligible for public park credit.

5. Mini Parks - Mini parks consist of both public and private facilities, are typically less than four acres in size, serve a smaller number of homes, and contain very limited facilities such as a tot lot or play structure and some grass play area. Public mini parks are typically located in the western portion of the city. Private mini parks, including common useable open space areas, are typically located east of Interstate 805 in master planned communities and, unlike public mini parks, are usually not considered for public park credit.



6. Urban Parks – Urban parks are generally located in urban areas and may contain facilities such as public plazas, tot lots, play structures, public art features, sports courts (such as basketball or tennis), walking/jogging trails, dog walk areas, picnic or seating areas, some grass play area, trees, and other plant materials. Demands for parks within urban areas are different in that the urban environment contains more residential density. Urban parks will occur west of Interstate 805 where infill and redevelopment activity is anticipated and where available and affordable land is scarce. These parks may be considered for public park credit as a necessary component of an overall park service solution. Similar to mini parks, urban parks generally may serve a smaller number of homes than neighborhood parks, depending on the ultimate housing density within their service areas.

7. Special Purpose Parks – Special purpose parks may vary in size up to 30 acres or more, contain specialized facilities or themes and serve the entire city. The 3.4-acre Chula Vista Nature Center is an example of a special purpose park.

H. Definitions Pertinent To The City's Parks And Recreation System

The following list of definitions will assist the reader to recognize the terms when they are used throughout the Parks and Recreation Master Plan. As set forth below, action items call for amendment to City plans and ordinances to conform all definitions.



1. Community Centers - Community centers are multi-purpose facilities measuring not less than 16,000 square feet. These centers serve as the heart of the neighborhood and offer a wide range of recreation programs, learning opportunities, health and fitness, classes, meeting rooms, recreation staff office space, and annex.

2. Recreation Complexes - A recreation complex is a multi-purpose facility that incorporates more than one recreation component such as a community center, swimming pool and aquatics facility, gymnasium, and annex. An example of this is Chula Vista Memorial Park since it includes a swimming pool and a gymnasium.



3. Public Recreation Resource - A public recreation resource is a facility occupied, operated and maintained by the City and that accommodates recreational activities or programs that are accessible by the general public. A public recreation resource is generally located on City, County, or State owned land.

4. Quasi-Public Resources - A quasi-public recreation resource is a facility that accommodates recreational activities or programs that are generally accessible by the general public or through membership and are operated by an agency or entity other than the City. A quasi-public recreation resource may be located on City, school district, or non-profit agency-owned land. Examples of quasi-public facilities are schools, non-profit agencies such as the Boys and Girls Club Centers and the YMCA.

5. Private Resources - A private recreation resource is owned and operated by a private concern and is accessible to the public only through memberships and/or pay per visit opportunities. Examples of private resources are: homeowner's association parks, water parks, roller rinks, and outdoor theaters, just to name a few. There are a number of private parks in the eastern part of the City that provide recreational services. These are used and maintained by members of the home- owners' associations, some have restricted access, while others are relatively open to the public. Private parks have a variety of amenities, including: pool and spa facilities; tennis, volleyball, and basketball courts; play areas and picnic tables; and restroom facilities (except for the very small parks).

6. School Resources - The City has some joint use agreements with schools in order to share recreation facilities. Examples of this arrangement are the satellite recreation programs (e.g., ballet, art, martial arts, outreach classes, etc) at elementary schools that the City facilitates. Elementary schools allow joint use at the discretion of the principal only and at present do not allow direct allocation of facilities by the City. High schools and middle

schools allow limited direct allocation of available recreation facilities by the City. Schools offer limited access to facilities, which include: athletic fields, courts, classrooms, restrooms, and performing arts facilities.

7. Trails - The parks and recreation system is linked by an open space system and a Citywide system of trails and bikeways accessible to the public. The General Plan supports the parks system to be linked by the trail system.

8. Recreational Services and Programs - The City provides recreational opportunities to the public as either programmed or non-programmed activities.

Programmed recreation activities represent those recreation activities and programs that involve the formal reservation (by City staff) of a specific area of a public park or building for a specific activity. Examples of programmed recreation activities and programs include organized softball league games, group picnic shelter rental, learn to swim, and room rental within a community building.

Non-programmed recreation activities do not require scheduling or reserving the use of the facility. Examples of non-programmed recreation activities include tot lot play, an informal pick-up game of soccer, or a drop-in visit to a center.

In addition to City sponsored recreation programs, non-profit organizations, commercial vendors, school districts, faith-based organizations, and/or volunteer groups also offer additional programs and services. Many of these programs are offered in cooperation with the City. There are a number of agencies and non-profit organizations that provide valuable recreation programming to the community and neighborhood areas.

9. Recreation Facility – Non-Building – These support various park-related recreational activities and include multi-purpose fields; roller blade and skateboard areas; play areas (tot lots, horseshoe pits, etc); courts (tennis, basketball, volleyball, etc); fitness courses; supporting amenities (picnic shelters, concessions, etc) as well as restrooms and maintenance structures.



10. Recreation Facility – Building - Refers to major structures built for recreational purposes such as community centers, gymnasiums, aquatics facilities, senior and teen centers, interior assembly space (conference center), and cultural centers.

11. Recreation Facility - Refers to both – Building and Non-Building Recreation Facility.

12. Recreational Needs - Refers to – Park Facility, Recreation Facility and recreational service and program needs derived from the Needs Assessment Report.

13. Parkland Standard or Parkland Threshold - Refers to the City's Parkland standard of three park acres per 1,000 population as defined by the Parkland Dedication Ordinance. The standard includes the park acreage required for siting associated recreational venues.

14. Greenbelt - The Greenbelt consists of connected open space ringing the city that includes the Sweetwater Valley and Otay Valley, connected by the Otay Lakes on the east and the San Diego Bay on the west. A primary trail system within the Greenbelt will consist of multi-use, rural and formal paths (depending upon the location) that, when connected, will total approximately 28-miles in circumference surrounding the city. The Greenbelt Master Plan implements an open space and trails concept introduced in the City's adopted General Plan.

15. Major Recreation Facility – Refers to recreation facilities such as buildings and pools/aquatics complex that are typically funded through the City's Public Facilities Development Impact Fee (PF DIF) Program.

16. Support Facility – Refers to park components such as comfort stations, walkways, parking lots, buffer zones that occur within park sites to support recreation facilities.

17. Town Square – Refers to the Otay Ranch General Development Plan definition of a type of private park feature that serves as a focal point and is typically located centrally within some of the Otay Ranch Villages. These features are typically one acre in size. Town Square facilities may include tot lots, playground equipment, turf areas, picnic areas and similar active and passive recreation areas and improvements. While these sites are privately owned and maintained they remain publicly accessible. The Otay Ranch General Development Plan permits park dedication credit for town squares and as such the inventory of town squares contributes to the overall existing and future park inventories.

18. Pedestrian Parks – Refers to the Otay Ranch General Development Plan definition of a type of park that is necessary due to the small lot nature of the single-family neighborhoods. Since these parks do not meet public park size standards, they typically don't receive park dedication credit. However, pedestrian parks satisfy a recreation need in the neighborhoods and therefore are eligible for Community Purpose Facility (CPF) credit.

I. Parks And Recreation Resources Locations

The City is divided into four distinct physical community plan areas, as defined by the City's General Plan (2005 update), each area has major features with different park and recreation needs and issues. The major community plan areas in the City of Chula Vista include: the Bayfront, Northwest Area, Southwest Area, and the Eastern Area.

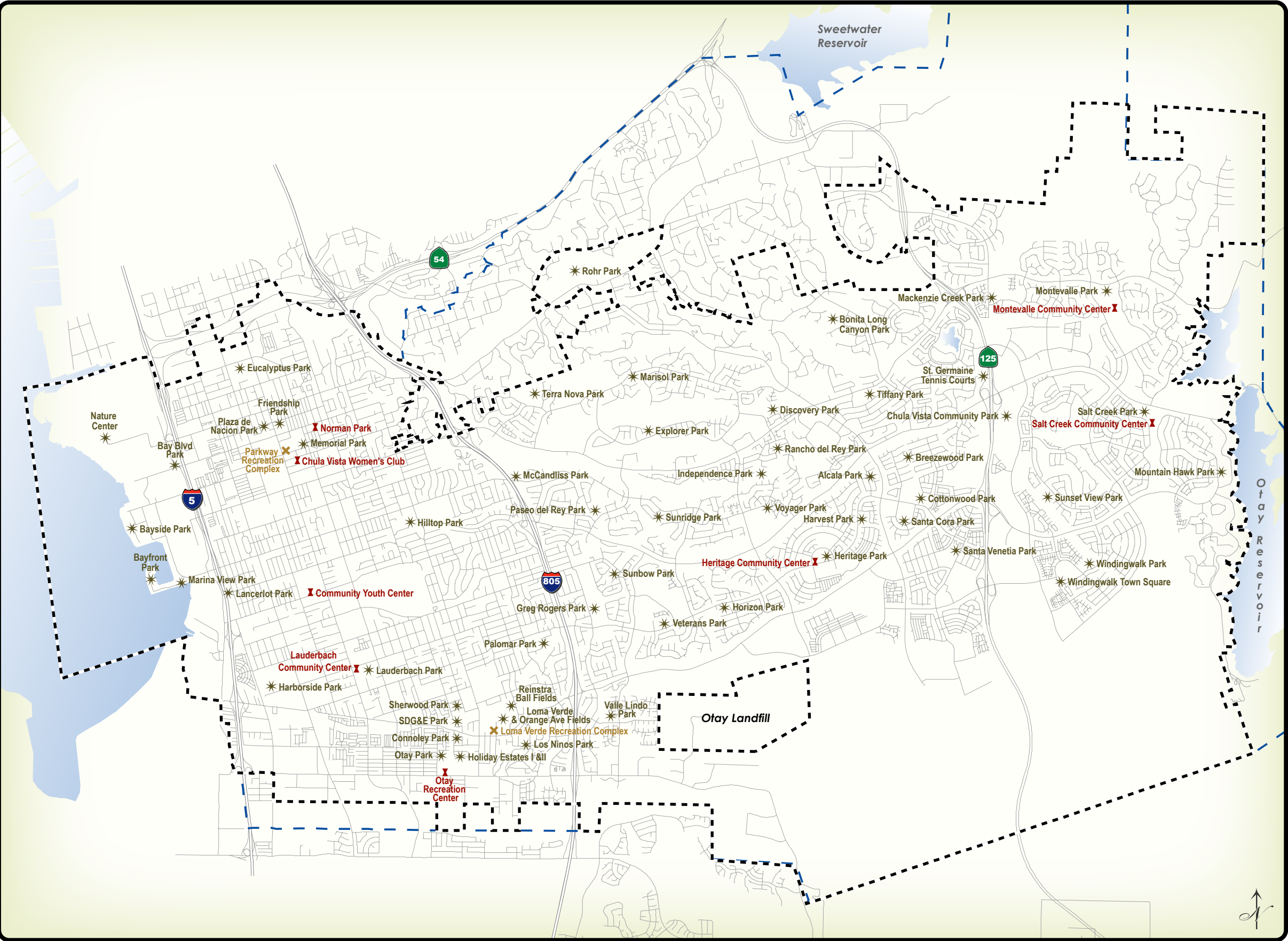
The City of Chula Vista's existing January 2010 public park and recreational facility locations are depicted in Figure 1. Table 1-1 lists each park's acreage and facility by Community Plan Area. The figure and table represent park and recreation sites as of January 2010.



1. The Bayfront planning area, west of Interstate 5, contains approximately 2,620 acres, some of which is occupied by water. Much of the buildable area consists of underdeveloped and underutilized urban uses. The planning area has a predicted 2030 population of 2,500 people (General Plan Update 2005). The proposed Chula Vista Bayfront Master Plan (CVBMP) and associated proposed General Plan Amendment would increase the projected 2030 population to 5,100. The planning area is characterized by its access to the San Diego Bay and water related activities, including boat marinas, bayside parks, the regional Bayshore Bikeway, and the Chula Vista Nature Center. There are currently 30.17 acres of public parkland in this area. The CVBMP proposes a total of approximately 70 acres of public parkland within the Bayfront planning area, in addition to the 3.4-acre Chula Vista Nature Center – a Special Purpose Park.

2. The Northwest planning area, approximately 3,995 acres, includes the historic downtown area of the City and is characterized by the established parks such as Chula Vista Memorial Park, Friendship Park, Norman Park, and Eucalyptus Park. This community plan area has a predicted 2030 population of approximately 74,900 people (General Plan Update 2005). The total park acreage for this area is currently 45.57 acres made up of one community park, three neighborhood parks, and one mini park. There are also two community centers and one recreation complex (gymnasium and pool) within this area.

3. The Southwest planning area consists of approximately 5,753 acres. Covering a major portion of the area is the approximate 3.5-square mile Montgomery community that was annexed to the City in 1985 from the County of San Diego. This area includes the community of Otay and has a predicted 2030 population of 61,800 people (General Plan Update 2005). The Otay Recreation Center and the adjacent planned Otay Valley Regional Park, enhance the



Existing Public
Park and Recreation
Facilities

LEGEND

Existing

- Parks
- Community Centers
- Recreation Complex

- City Boundary
- Sphere of Influence Boundary

As of January 2010

City of Chula Vista Development Services Department 2010



City of Chula Vista Parks and Recreation Master Plan

Figure 1

Table 1 - 1
Recreation Facilities in Public Parks (as of January 2010)

Park Name	Acreage	Facility																	
		Soccer	Softball	Ballfields	Basketball	Volleyball	Play Area	Tennis	Horseshoe Pits	Fitness Course	Open Green Space	Shuffle Board	Picnicking	Swimming Pool	Amphitheater	Gymnasium	Recreation/Community Center	Concessions	Other Building
Bayfront																			
Bay Boulevard - <i>Mini Park</i>	1.35																		
Bayfront - <i>Community Park</i>	10.47																		
Bayside - <i>Community Park</i>	9.24																		
Marina View - <i>Neighborhood Park</i>	5.71																		
Nature Center - <i>Special Purpose Park</i>	3.40																		
Sub Total	30.17																		
Northwest																			
Chula Vista Community Youth Center	1.65																		
Eucalyptus - <i>Community Park</i>	19.50																		
Friendship - <i>Neighborhood Park</i>	4.00																		
Hilltop - <i>Neighborhood Park</i>	9.30																		
Lancelot - <i>Mini Park</i>	0.10																		
Chula Vista Memorial - <i>Neighborhood Park</i>	8.05																		
Norman - <i>Recreation Facility</i>	1.45																		
Plaza de Nacion - <i>Urban Park</i>	1.20																		
Women's Club - <i>Recreation Facility</i>	0.32																		
Sub Total	45.57																		
Southwest																			
Connoley - <i>Mini Park</i>	0.65																		
Harborside - <i>Neighborhood Park</i>	5.10																		
Holiday Estates I - <i>Mini Park</i>	0.24																		
Holiday Estates II - <i>Mini Park</i>	0.17																		
Lauderbach - <i>Neighborhood Park</i>	3.90																		
Loma Verde Park & Orange Avenue Fields - <i>Neighborhood Park</i>	12.00																		
Los Ninos - <i>Neighborhood Park</i>	5.07																		
Otay Park - <i>Neighborhood Park</i>	4.18																		
Otay Recreation Center - <i>Recreation Complex</i>	1.46																		
Palomar - <i>Mini Park</i>	2.71																		
Reinstra Ball Fields - <i>Neighborhood Park</i>	7.12																		
SDG&E - <i>Neighborhood Park</i>	20.14																		
Sherwood - <i>Mini Park</i>	0.28																		
Sub Total	63.02																		
Eastern Territories																			
Bonita Long Canyon - <i>Neighborhood Park</i>	10.98																		
Breezewood - <i>Mini Park</i>	0.90																		
Chula Vista Community Park - <i>Community Park</i>	14.88																		
Cottonwood - <i>Neighborhood Park</i>	6.57																		
Discovery - <i>Community Park</i>	20.37																		
Explorer - <i>Neighborhood Park</i>	5.57																		
Gayle L. MacCandliss Park - <i>Mini Park</i> (formerly Halecrest Park)	3.07																		
Greg Rogers - <i>Community Park</i>	43.40																		
Harvest - <i>Neighborhood Park</i>	6.80																		
Heritage - <i>Neighborhood Park</i>	10.17																		
Horizon - <i>Neighborhood Park</i>	5.30																		
Independence - <i>Neighborhood Park</i>	19.16																		
MacKenzie Creek - <i>Neighborhood Park</i>	6.81																		
Marisol - <i>Neighborhood Park</i>	5.00																		
Monteville - <i>Community Park</i>	29.00																		
Mountain Hawk - <i>Neighborhood Park</i>	12.00																		
Paseo Del Rey - <i>Neighborhood Park</i>	9.04																		
Rancho Del Rey - <i>Neighborhood Park</i>	9.18																		
Rohr - <i>Community Park</i>	59.46																		
St. Germaine Tennis Courts - <i>Mini Park</i>	1.10																		
Saltcreek - <i>Community Park</i>	19.80																		
Santa Cora - <i>Neighborhood Park</i>	5.70																		
Santa Venetia - <i>Neighborhood Park</i>	7.66																		
Sunbow - <i>Neighborhood Park</i>	3.72																		
Sunridge - <i>Neighborhood Park</i>	6.58																		
Sunset View - <i>Neighborhood Park</i>	11.77																		
Terra Nova - <i>Neighborhood Park</i>	16.95																		
Tiffany - <i>Neighborhood Park</i>	5.28																		
Valle Lindo - <i>Neighborhood Park</i>	4.35																		
Veterans - <i>Neighborhood Park</i>	10.50																		
Voyager - <i>Neighborhood Park</i>	11.24																		
Windingwalk - <i>Neighborhood Park</i>	7.13																		
Windingwalk - <i>Town Square</i>	1.00																		
Sub Total	390.44																		
Grand Total	529.20																		

area's resources. There are currently seven neighborhood parks and five mini parks totaling 63.02 acres of public parkland in this area. There are also two community centers in two parks and one recreation complex within this area.

4. The East planning area occupies approximately 23,000 acres extending beyond the City limits into the City's Sphere Of Influence. This planning area has a 2030 city population forecast of 176,600 (Development Services Department September 2010). The Sweetwater Valley Regional Park is within this planning area, extending throughout the Sweetwater River Valley from Interstate 805 to the Sweetwater Reservoir. This regional park consists of 570 acres of which 178 acres are located within the boundaries of the City of Chula Vista. Rohr Park, the City's largest community park, and the Chula Vista Municipal Golf Course are also located in the Sweetwater Regional Park. The total Chula Vista public park acreage in this area, excluding the Regional Park, is 389.44 acres comprising six community parks, 23 neighborhood parks, and three mini parks. Also located within the East Planning area is the 8,700-acre multi-jurisdictional regional open space Otay Valley Regional Park. The park's concept plan contains preserve acres as well as active and passive park opportunities, including equestrian, hiking, and biking trails. This park will extend throughout the Otay River Valley, from San Diego Bay to Upper and Lower Otay Lakes.

Table 1-2 summarizes the number and size of park and recreation resources as of the year 2010.

Table 1-2
Summary of Existing (January 2010) Citywide Public Parks
and Major Recreation Facilities

	Public Parks		Major Public Recreation Facilities		
	Quantity	Acres	Community Center Only	Recreation Complex	Square Feet
Community	9	226.12	1	2	45,972
Neighborhood	34	284.74	2	3	55,670
Mini & Urban	10	9.06	-	-	-
Other parks*	6	9.28	2	2	32,178
Subtotal	59	528.20	5	7	133,820
Regional**	2	9,433.71	-	-	0

* "Other Parks" represents sites that do not fall into the category of community, neighborhood, mini, or urban. Other sites include the Woman's Club, Chula Vista Nature Center, Norman Senior Center, Otay Recreation Center, and the Chula Vista Community Youth Center. Nature Center building square footage not identified.

** Regional Park acreage primarily consists of undeveloped open space within the City's Sphere of Influence boundary (not within incorporated boundaries). Historically the City has not included regional park acreage in the developed park inventory acreage. Portions of regional parks developed with active recreation components consistent with community park standards may be eligible for public park credit.

SUMMARY

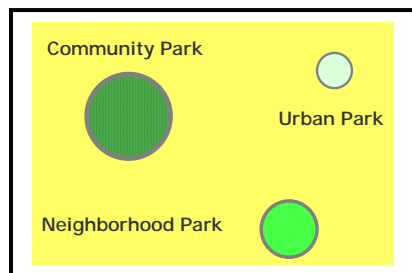


The City of Chula Vista has long provided for the varied recreational interests of the community, and in a continuing effort to do so, the Parks and Recreation Master Plan will be reviewed periodically, at a minimum once every five years, by staff and the Parks and Recreation Commission.

In order to provide for the changing recreation requirements and needs of the community the City has evaluated and analyzed these needs that are identified in the next chapter.

CHAPTER 2

PARKS AND RECREATION FACILITY NEEDS



Chapter 2 identifies the type and number of recreation facilities and the amount of land required to meet the recreation needs related to the population as of January 1, 2010 and for the year 2030 population resulting from increases in residential units citywide. This chapter also compares the amount of land required to meet recreation needs to the amount of parkland that the City is legally able to exact under the law pursuant to the Quimby Act (the enabling legislation for the establishment of the parkland standard of 3 acres of parkland per 1,000 persons for new development).

The information contained in this chapter represents a summary of quantitative and qualitative findings and conclusions. These conclusions have been derived from the consultant-prepared "Recreational Needs Assessment Report," (quantitative), and surveys with key recreational stakeholders (qualitative). Key surveys included sport groups and community service providers. Appendix A contains tables that document the qualitative and quantitative findings presented in this chapter.

Summary of Findings of the Needs Analysis

Year 2010 Chula Vista

Chula Vista is a fast-growing City with a (January 2010) population of approximately 237,595 (CA Department of Finance). The citywide park system currently contains over 529 acres of community, neighborhood, mini, urban, town square and special purpose parks and recreation facility and community center sites.

Historic park development in the City has been impacted by several factors: pre-existing park development standards that differ from current standards; the Quimby Act (state legislation limiting park dedication requirements for new development); and Proposition 13 (State legislation limiting property tax revenues). As of January 1, 2010 the City maintained an overall ratio of 2.23 acres of parkland per 1,000 residents.

Analysis shows that a majority of the current (year 2010) demand for parks and recreation resources is being met through the utilization of both public parkland and school land. Parks and recreation resources include park acreage and various types of recreational facilities.

Utilizing existing public parkland and existing quasi-public sites (schools), even with consideration for current field allocation and field use practices, including sharing of fields for game and practice/informal uses, approximately 44 additional acres have been identified as being needed to meet the parks and recreation resource demand (Appendix A -Table A-3). Table 2-1 identifies the type and number of recreational facilities required to meet the recreation needs as of January 1, 2010 for both east and west Chula Vista. A portion of existing demand for practice/ informal baseball fields, tot lots/playgrounds, tennis courts, dog parks, and swimming pools are currently unmet within public park and quasi-public sites (school sites). If recreation facilities contained on existing public school lands are not included as part of the inventory calculation, approximately 313 acres of public parkland is required to accommodate existing (year 2010) overall need (Appendix A -Table A-3).

Year 2030 Chula Vista



Pursuant to the Quimby Act and as identified in the General Plan 2005 the current city standard for park acreage is 3 acres of parkland per 1,000 population for new residential development. Based on the General Plan 2030 build out population forecast, the citywide park system will ultimately contain approximately 928 acres (existing parkland inventory plus future parkland inventory) of developed parkland (excluding the Landfill park – 35 acres).

The 2030 citywide park system will contain community, neighborhood, mini, urban and special purpose parks and recreation facility and community center sites. Since the future parkland inventory is comprised of the aggregation of park acreage acquired over numerous decades, and is the result of a calculation based on varying park acreage standards overtime, the build out inventory is not expected to meet the current standard for new development. With a 2030 forecast population of 317,100, the City will realize an overall parkland ratio of 2.93 acres of parkland per 1,000 residents. This ratio may be greater (3.03 acres of parkland per 1,000 persons) if funding is available and the landfill park is constructed since construction of the landfill park would add an additional 35 acres to overall parkland inventory.

Future increases (beyond year 2010) in population resulting from new development in both the east and west portions of the City will result in demand for new facilities. New development projects containing residential dwelling units will contribute parkland and facilities to serve the population resulting from new development. Consistent with the application of the city standard (Quimby Act)

of 3 acres of parkland per 1,000 persons for new residential development (a finite value), future growth through the year 2030 is anticipated to result in the addition of approximately 434 acres of parkland (Table 4-7 Recreation Facility Assignment Summary (2030). Park and recreation facility acreage required to accommodate the list of recreation facilities listed in column three of Table 2-2 (based on Chula Vista Recreation Needs Assessment, March 2006) is projected to be approximately 425 acres (Appendix A-Table A-4).

When comparing the two figures, it is important to understand the distinction between the “infinite” demand for park acreage (related to the residential survey driven needs assessment) and the “finite” park acreage related to the amount of parkland the City can exact (Quimby Act). Recreational facility needs not able to be accommodated at future public park sites will need to be sited at future quasi-public sites (school sites, YMCA, etc.).

Table 2-1
Recreation Facility Needs (2010)

Activity	2010 Public Park Facility Inventory (a)	2010 Quasi Public Facility Inventory (b)	2010 Combined Total Public Park & Quasi Public Facility Inventory (c)	2010 Facility Needs (d)	2010 Facility Overage/ Underage (e)
Softball:					
Organized Youth	18	12	30	11	19
Organized Adult	14	6	20	10	11
Practice/Informal	26	26	52	28	24
Baseball:					
Organized Youth	12	14	26	26	0
Practice/Informal	26	14	40	53	-13
Organized Youth Football	28	6	34	4	30
Soccer					
Organized Youth	29	13	42	37	5
Organized Adult	11	7	18	16	2
Practice/Informal	45	32	77	66	11
Picnicking	563	0	563	540	23
Playgrounds /Tot Lots	52	37	89	125	-36
Tennis	24	41	65	82	-17
Basketball					
Indoor					
Organized Game					
Youth/Adult	6	4	10	6	4
Practice/Informal	14	8	22	16	6
Outdoor					
Practice/Informal	33	72	106	23	83
Skate Boarding Facility	8	0	8	5	3
Open Green Space	155.9	86.4	243.3	226.3	17
Dog Parks	2	0	2	9	-7
Interior Assembly Space (Sq.Ft.) (f)	130,490	80,025	210,515	247,764	-37,249
Swimming (Public Pools) Recreation (g)	4.2	2.5	6.7	13	-6.3

- (a) Game fields count both as game and practice/informal inventories.
 (b) Quasi-Public Inventory includes public schools, YMCA, and Eastlake Little League fields. Quasi Public (Schools) provides access on a limited basis therefore only half of inventory is recognized.
 (c) Column represents total of previous two columns.
 (d) Based on Chula Vista Recreation Needs Assessment, March 2006.
 (e) Negative values represent underage.
 (f) Interior Assembly Space includes gymnasiums, recreation centers, classrooms, etc.
 (g) One pool equals 25 meters x 20 yards (0.11 Acres).

Table 2-2
Recreation Facility Needs (2030)

Activity	2010 Combined Total Public Park & Quasi Public Facility Inventory (a)	2030 Facility Needs (b)	2030 Facility Overage/ Underage Before Planned Facilities Applied (c)	2030 Planned Facilities (d)	2030 Facility Overage/ Underage After Planned Facilities Applied (e)
Softball:					
Organized Youth	30	14	16	15	31
Organized Adult	20	11	9	5	14
Practice/Informal	52	37	15	17	32
Baseball:					
Organized Youth	26	31	-5	0	-5
Practice/Informal	40	62	-22	0	-22
Organized Youth Football	34	5	29	0	29
Soccer					
Organized Youth	42	44	-2	12	10
Organized Adult	18	23	-5	10	5
Practice/Informal	77	78	-1	26	25
Picnicking	563	802	-239	366	127
Playgrounds /Tot Lots	90	152	-62	33	-29
Tennis	65	106	-41	33	-8
Basketball					
Indoor					
Organized Game	10	9	1	1	2
Youth/Adult	22	23	-1	2	1
Practice/Informal	106	29	77	23	100
Outdoor					
Practice/Informal	8	5	3	4	7
Skate Boarding Facility	243.3	269.9	-26.9	92.27	65.37
Open Green Space	2	11	-9	9	0
Dog Parks	210,515	309,607	-99,092	49,460	-49,632
Interior Assembly Space (Sq.Ft.) (f)	6.7	22.0	-15.3	2.0	-13.3
Swimming (Public Pools) Recreation (g)					

(a) Table 2-1, column four

(b) Based on Chula Vista Recreation Needs Assessment, March 2006.

(c) Column represents difference between previous two columns.

(d) Chapter 4, Table 4-7 (Public Park Sites).

(e) Column represents difference between previous two columns.

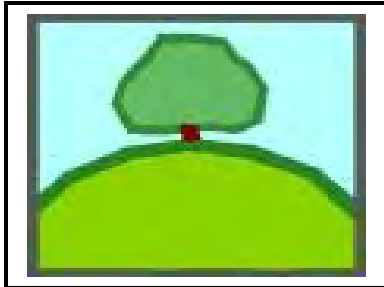
(f) Interior Assembly Space includes gymnasiums, recreation centers, classrooms, etc.

(g) One pool equals 25 meters x 20 yards (0.11 Acres).

CHAPTER 3

PARK SYSTEM GOALS AND POLICIES

INTRODUCTION



This chapter articulates the City's parks and recreation's aspirations through the identification of Goals and Policies which represents a synthesis of the preceding chapter's discussion pertaining to the history of the City, its current parks and recreation resources, and the demand and needs analysis.

The Goals and Policies serve as the blueprint for creating a quality park system.

The Goals are:

- Create a comprehensive parks and recreation system that meets the needs of the general public of Chula Vista by effectively distributing park types and their associated recreation facilities and programs.
- Establish allocation of existing and future public parkland resources that balance public priorities and needs with quality of parks and facilities.
- Provide a program for implementation.

Under each of the three goals is a set of specific policies. These policies are the operating principles by which the goals will be met. Rationales are provided where appropriate and are intended to be objective. Action plans are established where appropriate.

GOAL #1 – Fulfilling the Comprehensive Park System Need

Create a comprehensive parks and recreation system that meets the needs of the general public of Chula Vista by effectively distributing park types and their associated recreation facilities and programs and by utilizing public and quasi-public resources.

Policy 1.1 The City will continue to require new development to comply with the Parklands and Public Facilities Ordinances (PLDO), established pursuant to the Quimby Act, requiring a level of service standard of a minimum ratio of three acres of public parkland per 1,000 population so that new development will meet the demands created by these projects.

Rationale: The City presently enjoys a parkland ratio of over three acres per 1,000 population east of I-805. The master planned development projects in eastern Chula Vista will be required to meet parkland obligation through a combination of the dedication of land and or payment of in lieu fees and or credits for construction of facilities consistent with CVMC Chapter 17.10. Therefore, it can be assumed that the City will meet the parkland needs goal of three acres per 1,000 population of public parkland east of I-805 at build-out.

New development in western Chula Vista will be required to dedicate a minimum of three acres per 1,000 population concurrent with residential development. Strategies for future western Chula Vista parkland development include developing parks on public agency controlled lands, developing parks on underutilized and vacant lands suitable for parks, and developing parks of varying sizes that demonstrably meet defined recreational needs. Future recreational needs in western Chula Vista can be addressed by individually and or collectively applying these strategies. Land suitable for park development that is currently under the control of public agencies affords an opportunity to expand future parkland inventories to support future residential growth.

Action Item: Staff will periodically review and update, if necessary, the City's Parklands and Public Facilities Ordinance (PLDO), Chapter 17.10 of the Municipal Code, to ensure that the amount and location of future parkland and park facilities, credits for construction of park facilities, and or payment of in lieu fees, or combination thereof, provide for and bear a reasonable relationship to the demand for park and recreational facilities resulting from future inhabitants of future subdivisions.

Action Item: Staff will periodically review and update, if necessary, the City's Public Facilities DIF, Recreation Component, Chapter 3.50 of the Municipal Code, to ensure that Public Facility Fees are adequate to meet the demand created by new development for major recreation facilities.

Action Item: Staff will periodically review, and update, if necessary, the Parks & Recreation Master Plan document to ensure programs and services are being developed that meet the community's needs as new resources become available.

Action Item: Staff to provide the Growth Management Oversight Commission with sufficient data to periodically evaluate park threshold compliance in accordance with the City's Growth Management Program and in conjunction with the City's Parklands and Public Facilities Ordinances, Chapter 17.10 of the Municipal Code.

Policy 1.2 The City will pursue opportunities to develop new parks and recreation facilities, in previously developed portions of the City, that were not subject to the requirements of new subdivision development.

Action Item: City staff will analyze the opportunities to develop vacant land sites already in City ownership and use its best efforts to develop strategies to fund and implement park development of these sites.

Action Item: City staff will analyze opportunities to acquire land suitable for parks and recreation facilities in the western part of the City that are not currently in City ownership.

Policy 1.3. The City will only allow the developer to receive credit towards their public parkland obligation for new development when the parkland they provide the City meets the criteria established in the Parks and Recreation Master Plan for Community, Neighborhood, Urban and Mini Parks. (See Policies. 1.13, 1.16, 1.21 and 1.23 describing Community Parks, Neighborhood Parks, Urban Parks and Mini Parks.) Parks identified in approved Tentative Maps prior to adoption of the Parks and Recreation Master Plan (November 12, 2002) will be grand- fathered.

Rationale: The City's General Plan description for several types of parks is an overall concept when used to apply standards for parkland credit. More precise criteria would benefit the ability to apply standards consistently and equitably. Experience has shown that the size, unrestricted access, the ability to control the recreational use, and low maintenance expense (or an identifiable maintenance budget source other than the City's general fund) are all critical components to the definition of successful parkland that actually meets the demands of its residents. Therefore, these components have become the criteria for which parkland qualifies for developer's credit.

Policy 1.4. The City will pursue the recreational opportunities associated with public agency owned lands and utility rights-of-way.

Action Item: Continue to meet with public agencies, utility companies, and City staff to identify, develop, and to establish potential recreational opportunities. Recommendations would be provided to the Parks and Recreation Commission, for their approval.

Action Item: The City will work with SDG&E to develop parks in utility rights-of-way in western Chula Vista, per franchise agreements.

Action Item: The City will meet with the City of San Diego to review the potential opportunities and constraints related to the feasibility of relocating City of San Diego waterline and associated rights-of-ways within planned future parks.

Policy 1.5. The City will encourage the development of quasi-public recreational facilities.

Action Item: Support provisions in the City Zoning Code that allow for a variety of quasi-public recreational facilities.



Policy 1.6. The City will actively encourage Organized Youth Leagues to seek land opportunities other than public park sites to accommodate their recreational needs.

Rationale: Organized Youth Leagues represent a significant portion of recreation facility users. The league activities require significant land acreage to meet each sport facility's requirements. It is unlikely that the City will be able to meet all demand for a specific sports facility

Action Item: Through the Youth Sports Council, encourage school districts to provide space on school property for joint use by the schools and youth leagues.

Action Item: Support the development of community purpose facility (CPF) sites as sport specific venues.

Policy 1.7. The City will use recreational needs assessments as compiled through comprehensive surveys to identify and update the recreational needs of the citizens of Chula Vista.

Rationale: The Recreation Facility Needs tables contained in Chapter Two have been developed utilizing a scientifically reliable survey. The results of the survey have been cross checked with qualitative information derived from responses to questionnaires from members of the public, staff, and development community and as such is considered to represent the needs of the community.

Action Item: Staff will evaluate existing recreational programs through the use of customer surveys and will assess customer requests for new programs and services.

Policy 1.8. The City will strive to maintain and hire a quality staff that is professional and cognizant of the latest recreational trends.

Action Item: Maintain a measuring and monitoring system that evaluates customer satisfaction and interest levels for developing and maintaining recreational programs that support the needs of the public.

Action Item: Maintain a staffing strategy that ensures staffing levels are commensurate with recreation program demands and adequate supervision of facilities.

Action Item: Establish staff assignments, for new facilities, in advance of the opening to provide community assessment for programming, order equipment, solicit instructors, hire part-time staff and prepare for grand opening.

Action Item: Staff will implement a performance measurement program, for evaluating recreation programs and services.

Action Item: Enhance staff training and development by exploring professional standards and certifications for professional development, safety, and future needs.



Policy 1.9. The City will maintain public recreation facilities and grounds to the highest degree possible.

Action Item: Utilize park maintenance practices and procedures that maximize the life of the facility.

Action Item: Maintain a list of construction materials, methods, and standards suitable for use in the design of public parks that are durable, economical to install and

maintain, ecologically responsible, and does not limit design quality or integrity.

Action Item: Strive to maintain a staffing strategy that ensures staffing levels are commensurate with parkland maintenance needs.

Action Item: All community and neighborhood public parks, seven acres or more, shall be designed to include an on-site maintenance and storage building capable of accommodating equipment, supplies, and other support materials for use by park maintenance personnel and recreation personnel, where appropriate.

Action Item: Periodically review user fees in comparison to the need to offset the cost of maintaining park and recreation facilities.

Action Item: Develop a task force that will resolve design and maintenance issues associated with youth field sport leagues using City allocated facilities to determine maintenance, storage, equipment usage, and liability issues.

Action Item: Ensure that recreation facilities are designed with adequate program, office, and storage space and include appropriate construction materials, consideration for safety and maintenance, and provisions for natural light sources, ventilation, and vandal resistant features.

Policy 1.10. The City will strive to ensure that public parks and recreation facilities complement one another and are evenly distributed throughout the City, which forms a Citywide system of parks.

Action Item: Utilize the list of facilities identified for each respective park type for individual park designs to provide a complementary distribution of facilities in the City's future parks.

Policy 1.11. The City will require new Community Parks, Neighborhood Parks, and Urban Parks to be distributed and sized in accordance with the following table in order to maintain a balanced system of public parks.

Rationale: Future community, neighborhood, urban park, and town square sites analyzed include those sites that are not identified on an approved tentative map. Table 3-

1 (Policy 1.11) has been developed utilizing existing General Development Plan, Specific Plan Area (SPA) and Urban Core Specific Plan documents that address proposed park types and general locations and sizes, and by applying policies pertaining to park site facilities and design.

**Table 3-1 (Policy 1.11)
Future Public Park Acreage**

General Park Location (Refer to Figure 2)	Park Acres
Community Parks	
Beyer Way	20.0
Landfill Site	35.0
Lower Sweetwater	15.0
Mount San Miguel	19.0
Otay Ranch (Village 4)	70.0
Village 8 East	55.0
Subtotal:	214.0
Neighborhood Parks	
EUC (a)	25.6
Harborview (West of Broadway)	15.0
Memorial Park Annex (b)	5.0
Oxford Town	5.0
Palomar Gateway	5.0
Rios Avenue	10.0
Village 2a	6.9
Village 2b	7.1
Village 3	7
Village 4	7.0
Village 7 (All Seasons)	7.6
Village 8 East	7.0
Village 8 West	7.5
Village 9	12.5
Village 10	7.0
Subtotal:	135.2
Urban Parks	
Civic Center Library	0.6
Third / Fourth Avenue	0.5
H Street / Court House (b)	1.7
H Street / 5 th Avenue	0.5
H Street / Chula Vista Mall (b)	0.5
H Street / Woodlawn (b)	0.5
Urban E – Broadway or F St (b)	0.5
Subtotal:	4.8
Town Squares (c)	
Village 2 Town Square	1.4
Village 9 Town Square	5.0
Subtotal:	6.4
Pedestrian Parks	
Village 3	2.5
Village 8 East	1.0
Village 8 West	3.1
Village 9	6.2
Village 10	3.8
Subtotal:	16.6
Community Parks (Port District Owned)	
Sweetwater District++	17.6
Harbor District ++	36.8
Otay District ++	24.4
++ (Bayfront Master Plan Area)	
Less Existing Harbor District Parks (d)	<25.42>
Subtotal:	53.38
Total:	430.38

a) Park acreage required may vary and may be distributed non-contiguously throughout the EUC in varying sized parks that respect the urban character of the area. Park program and facilities are to address overall recreational demands.

b) Site is identified in the Urban Core Specific Plan.

c) Town Squares per Otay Ranch General Development Plan description.

d) The Port District owned existing Bayfront Harbor District parks (Bayfront, Bayside, and Marina View) total approximately 25.42 acres. The Chula Vista Bayfront Master Plan calls for the reconfiguration of these parks and the addition (net gain) of 11.38 acres of parkland within the Harbor District.

e) Village 13 unincorporated territory parks excluded from table.



Policy 1.12. Community Park is defined as:

A community park has a minimum net-useable area of 20 to 30-acres or more, which is designed to serve more than one neighborhood. The minimum acreage for future community parks, that already have an approved GDP/SPA or are in the Western part of the City, may be waived if the City determines that existing land use constraints prevent development of a 30-acre park. Typical facilities contained in a community park include lighted ball fields and courts, recreation complexes, and parking areas as needed for programmed uses. The field areas provided shall be designed so they can be scheduled for competition games and practice games but also for non-programmed use. In addition, community parks include facilities that are also found in neighborhood parks, such as picnic facilities, informal fields, and children's play areas.

Rationale: The community park provides the opportunity for the City to meet the recreation needs of youth and adult activities as well as passive activities.

Policy 1.13. The following criteria apply to the selection and acceptance of land from developers for future community parks.

- Community park sites shall provide rough graded useable area, to a maximum gradient of two percent, and configured to accommodate the facility requirements of the specific park site as approved by the City.
- Average slope of the site will not exceed five percent.
- Slopes greater than 4:1 (25%) are ineligible for park credit.
- Soils, soil stability, drainage, and location of land in the subdivision will be suitable for the development of a park site.
- Community Park sites are to include a pad area for a community center/gymnasium, pool, or related recreational facility.
- Community Park sites are to be located directly adjacent to a major collector street with access to public transportation.
- Community Park sites are to have a direct connection to the Citywide trail, open space, and greenbelt network.
- Areas with easements, encumbrances, deed restrictions, or other restrictions to park facility development are ineligible for park credit.

- Greenbelts, adjoining school land, streets, permanent storm drain or utility easements that impede park function or design, non-park site related monument signage or other non-park related improvements, required of the development project within the confines of the park, are excluded from receiving park credit.
- Water features may be appropriate when long-term maintenance provisions have been considered and addressed.
- Other criteria may be considered on a case-by-case basis.

Rationale:

The criteria listed above clarify the land attributes that are considered eligible and ineligible for developers to receive park credit by the City. The objective of this clarification is to maximize the useable acreage of park space efficiently so that the recreation needs of the City are met.

Historical, the presence of easements, underground utilities and the like have a majority of the time caused impacts to park sites. Impacts include the need to adjust the locations of park facilities and features during the development of the park's site specific master plan, this can result in increase cost to the City during the design phase and place more limits on superior functional park design. Once developed, a park that contains easements, encumbrances, and under ground utilities often experiences ongoing service interruptions due to periodic or scheduled maintenance of underground utilities. Heavy vehicles and associated equipment use in the maintenance of underground utilities can result in premature wear and tear of park facilities resulting in increased cost to park maintenance. Although rare, aging underground facilities that require replacement due to failure or extreme wear have the potential to cause long-term service interruptions to park sites and result in unanticipated capital cost in the event park facilities are damaged due to underground utility failures.

Policy 1.14. Primary facilities and support facilities to be located in future Community Parks include those listed below. Support Features are recommended elements to be incorporated in future Community Parks.

Primary Facilities:

Athletic field(s) w/lighting
Hard Court(s) w/lighting
Picnic Shelters

Play Area with play equipment
Restrooms
Maintenance and Recreation Storage Area Building
Community Center Building with multi-purpose rooms, craft rooms, game rooms, dance rooms and at least two recreation components from the following:
Gymnasium, Aquatic facility, Rental Annex, or Fitness Center.
Open Lawn Areas

Support Facilities:

Paved Walkways w/lighting
Parking Areas w/lighting
DG walkways/jogging paths

Support Features:

Public Art
Seating Walls
Decorative Paving

Policy 1.15 Neighborhood Park is defined as:



A seven-acre (minimum net-useable area) to a fifteen acre (maximum net-useable area) sized park that primarily provides for the daily recreation needs of residents within walking distance (approximately 1/2 to 3/4 mile) of the park. Typical facilities contained in a neighborhood park include children's play area, picnic facilities, restroom facilities, informal field areas, hard courts, and parking spaces. The field areas provided shall be designed so they can be scheduled for informal use, and practice games. Where possible a neighborhood park site should adjoin an elementary school.

Rationale:

- Park acreage, minimum and maximum, generally corresponds to the GDP established park sizes for Otay Ranch.
- Staff recognizes that neighborhood parks currently attract some users who travel to the park by car. Staff recommends that the parking provision for all neighborhood parks be appropriate for the activities of the park.
- The field design will allow for some programmed activities, but will lend itself, more appropriately, to the more relaxed informal nature of neighborhood parks.

Policy 1.16. The following criteria apply to the City's selection and the acceptance of land from developers for future neighborhood parks.

- Neighborhood park sites shall provide rough-graded useable area to a maximum gradient of two percent, and configured to accommodate the facility requirements of the specific park site as approved by the City.
- Average slope of the site shall not exceed five percent.
- Slope areas, within park boundaries, greater than 4:1 (25%) are ineligible for park credit.
- Soils, soil stability, drainage, and location of land in the subdivision shall be suitable for the development of a park site.
- Neighborhood Park sites are to be connected to the pedestrian circulation routes (including trails when feasible) and open spaces within their community and adjacent communities, to ensure accessibility to the residents of the neighborhoods they serve.
- Areas with easements, encumbrances, deed restrictions, or other restrictions to park facility development are ineligible for park credit.
- Greenbelts, adjoining school land, streets, permanent storm drain or utility easements that impede park function or design, non-park site related monument signage or other non-park related improvements, required of the development project within the confines of the park, are excluded from receiving park credit.
- Water features may be appropriate when long-term maintenance provisions have been considered and addressed.
- Site location will allow for lighting of sports facilities, other than fields, with no adverse affect on surrounding neighborhoods.
- Other criteria may be considered on a case-by-case basis.

Rationale:

The criteria listed above clarify in more detail the land attributes that are considered when determining whether developer is eligible for park credit by the City. The criteria expand on the existing criteria for acceptance of parkland already included in the Parklands and Public Facilities Ordinances, Section 17.10, City of Chula Vista Municipal Code. The objective of this clarification is to maximize the useable acreage for park facilities and to use the City's allocation of park space efficiently.

Policy 1.17. Primary facilities and support facilities to be located in future Neighborhood Parks are listed below. Support Features are recommended elements to be incorporated in future Neighborhood Parks.

Primary Facilities:

- Athletic field(s)
- Picnic Shelters
- Hard Court(s)
- Picnic Tables
- Play Area w/play equipment
- Restrooms
- Open Lawn Areas

Support Facilities:

- Paved Walkways w/lighting
- Maintenance and Storage Building
- DG walkways/jogging paths

Support Features:

- Public Art
- Seating Walls
- Decorative Paving

Policy 1.18. Neighborhood Parks may be sited adjacent to elementary schools where feasible.

Policy 1.19. The City will consider, as determined by the individual park design process for community and neighborhood parks and facility priorities, the incorporation of as many other recreation facilities as realistically possible. Some examples include:

Other Facilities:

- Amphitheater/Performance Space
- BMX Biking
- Rock Climbing
- Climbing Wall
- Speed Soccer
- Skate Elements
- Parking Areas for Neighborhood Parks
- Multi-use Pathways
- Dog Parks
- Water Playground
- Public Art

Policy 1.20. Urban Park is defined as:

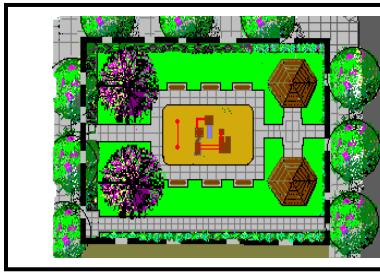


A 20,000 square-foot (minimum net-useable area) to a four-acre (maximum net-useable area) sized park that primarily provides for the daily recreation needs of residents within walking distance (approximately 1/4 to 1/2 mile) of the park. Typical facilities contained in an urban park include children's play area, picnic facilities, open turf areas, enhanced pavement, areas for gathering, seating, architectural features (i.e.: bandstand, pergola, picnic shelter, etc.) and sport courts. Any open turf areas provided shall be of a flexible design so they can be utilized for informal and formal use.

Policy 1.21. The following criteria apply to the City's selection and acceptance of land for future urban parks.

- Urban park sites shall provide rough-graded useable area to a maximum gradient of two percent, and configured to accommodate the facility requirements of the specific park site as approved by the City.
- Average slope of the site shall not exceed five percent.
- Slope areas, within park boundaries, greater than 4:1 (25%) are ineligible for park credit.
- Soils, soil stability, drainage, and location of land shall be suitable for the development of a park site.
- Urban Park sites are to be connected to the pedestrian circulation routes and open spaces within their community and adjacent communities to ensure accessibility to the residents of the neighborhoods they serve.
- Areas with easements, encumbrances, deed restrictions, or other restrictions to park facility development are ineligible for park credit.
- Greenbelts, adjoining school land, streets, permanent storm drain or utility easements that impede park function or design, non-park site related monument signage or other non-park related improvements, required of the development project within the confines of the park, are excluded from receiving park credit.
- Water features may be appropriate when long-term maintenance provisions have been considered and addressed.
- Site location will allow for lighting with no adverse affect on surrounding neighborhoods.
- Other criteria may be considered on a case-by-case basis.

Policy 1.22.



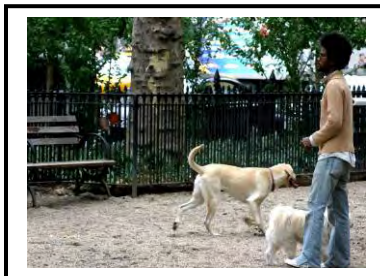
Urban Parks shall contain at least the following “minimum components” based on a minimum site size of 20,000 square feet. “Minimum components” includes two of the following primary facilities (which may include two of the same), at least two of the following support facilities (not including two of the same), and at least one of the following support features. A “Primary Facility” may be substituted for a required “Support Facility”. Urban parks larger than 20,000 square feet shall contain more than the minimum components with final selection of components being subject to the approval of the City.

Primary Facilities:

Hard Court (basketball, volleyball, tennis, skateboard, and other)
Play Area w/play equipment
Open Lawn Area (Minimum of 6,000 Square Feet)

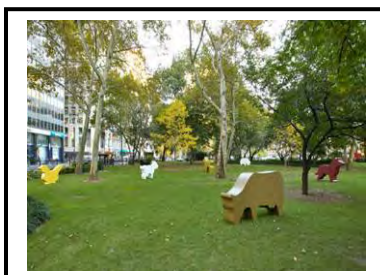
Support Facilities:

Open Lawn Area (Minimum of 4,000 Square Feet)
Off-leash Dog Area
Seating Area
Picnic Tables
Picnic Shelter
Band Shell
Pergola



Support Feature:

Public Art
Water Feature (when long-term maintenance provisions have been considered and addressed)
Kiosk
Community Garden
Seating Walls
Decorative Paving



Rationale: Urban parks provide an opportunity to deliver needs assessment-defined park facilities in proximity to new infill housing within existing development areas, such as northwest and southwest Chula Vista, where parkland opportunities are limited. Challenges in land availability within existing development areas not experienced in green-field development areas such as east Chula Vista warrant the use of urban parks in west Chula Vista. In east

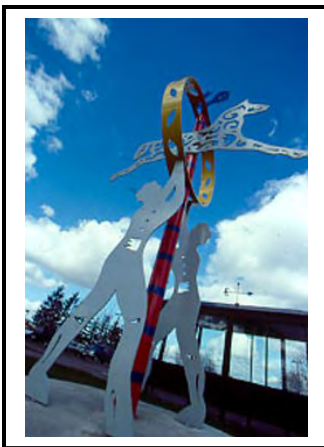
Chula Vista, urban parks may be appropriate when General Plan and/or Otay Ranch General Development Plan policies support an urban character for a project area. The requirement to provide specific types of primary and support facilities, and support features in urban parks, will ensure that definable park and recreation needs are being met in urban parks sites.

Policy 1.23. Mini Park is defined as:



A one-acre to four-acre sized park that primarily provides for the daily recreation needs of a small number of homes. Typical facilities contained in a mini park include children's play area, picnic facilities, open turf areas, and sport courts. Any open turf areas provided shall be of a flexible design so they can be utilized for informal and formal use. Public mini parks are typically located in the older western portion of the City. Private mini parks, including common useable open space areas, are typically located east of Interstate 805 in new master planned communities are not considered for public park credit. Mini parks eligible for public park credit shall be consistent with the design criteria contained in Policies 1.21 and 1.22.

Policy 1.24. The City will promote and facilitate the integration of public art in Chula Vista parks consistent with the City's Arts Master Plan.



Action Item: Identify locations for public art within public park sites during the preparation of individual park master plan sites.

Policy 1.25. Park design shall support the principles of Crime Prevention Through Environmental Design (CPTED)

Action Item: City to evaluate future park design proposals with consideration of CPTED principles including but not limited to: maximizing visibility of people in public spaces to increase natural surveillance opportunities; keeping public areas observable; placing walkways and pedestrian passages in un-obscured locations; landscaping in a manner to not create blind spots or hiding places; and providing adequate nighttime lighting.



Policy 1.26. Develop a Landmark Park in Chula Vista that considers the following general criteria:

- Primary access should be via a four-lane collector Road;
- Site to be accessible by way of public transit;

- Provide adequate and ample pedestrian linkages from several directions to enhance pedestrian mobility opportunities;
- The park's design should incorporate aspects of the City's historic presence in the region;
- Park location shall relate positively to and compatibly with surrounding land uses; and
- Views into and from the park are to be considered and enhanced.

Rationale: Consist with the vision identified in the General Plan, a "landmark park" would be a park that provides a strong sense of place where people could meet and greet and where they would feel a strong sense of attachment to the community. As conceptually imagined, a landmark park in Chula Vista would be of a unique design and may possibly include museums, a cultural arts center, gardens, significant gathering spaces and performance areas. Potential landmark park locations include the Bayfront area, northwest/southwest Chula Vista, or east Chula Vista. The landmark park would most likely be one of the identified future parks sites listed in Table 3-1 (Policy 1.11).

Action Item: Prepare a feasibility study for the location and development of a landmark park in the City, including an assessment of potential sites, estimated construction and operational costs of a new park or an enhanced existing park or parks, and the identification of potential funding mechanisms.



Policy 1.27. Eastern Urban Center (EUC) parks requirement may be addressed as part of any SPA Plan developed within the EUC and shall be consistent with the General Plan, the Chula Vista Parks and Recreation Master Plan and Chula Vista Municipal Code Chapter 17.10 (Parklands and Public Facilities).



Policy 1.28. Consider a broad mix of public park types to meet public park and recreational facility need requirements in the EUC in response to the densities and the unique urban character of the EUC.

Rationale: As identified in the Olay Ranch General Development Plan document, the EUC will provide sufficient area for local parks/town squares and plazas, or other park facilities to meet its needs, as required by an EUC Parks Master Plan prepared as part of the SPA Plan. The amount of credit towards satisfying park area

requirements for these amenities shall be consistent with the Chula Vista Parks and Recreation Master Plan and Chula Vista Municipal Code Chapter 17.10 (Parklands and Public Facilities).

Action Item: Staff to work with proponents of new development projects at the earliest stages to ensure that parks are designed to meet City standards and are built in a timely manner to meet the needs of residents they serve.

Policy 1.29. Continue to support Special Purpose Parks as a part of the overall citywide park system. Special Purpose Park is defined as:

A special purpose park varies in size up to 30 acres and is designed as a component of the City's overall system of parks that serve a special type of recreation need. Facilities typically included in special purpose parks represent a unique design quality and function that relates to the park's physical and environmental setting not typically included in other public park sites. Special purpose parks often fulfill important recreational niches. An example of a Special Purpose Park is the 3.4-acre Chula Vista Nature Center.

Policy 1.30 In support of the Healthy Eating Active Communities (HEAC) Initiative, the City will continue to develop and implement recreation programs that support healthy lifestyles.

Policy 1.31 Continue to develop and maintain public park sites that provide opportunities for regular physical activity as a means for maintaining healthy body and enhancing psychological well-being.



Policy 1.32 The City will support healthy lifestyles, to the extent possible, through collaborative approaches to providing recreational opportunities in a manner that benefits all segments of the community.

Policy 1.33 The City will explore the feasibility of including a design element or feature in a public park that reflects a theme related to Chula Vista's history and accomplishments as a way to formally recognize the City's centennial anniversary in 2011.

Policy 1.34 The City will continue to support opportunities for the integration of universally accessible designed playgrounds into the City's park system when feasible.

Policy 1.35 The City will continue to support the policies contained in the Otay Ranch General Development Plan pertaining to Town Squares.

GOAL #2 – Priorities for Allocation of Resources



Establish priorities for allocation of existing and future public parkland resources that balance quality with the provision of needs.

Policy 2.1. The City will give priority to processing the development of new community park sites, that contain community-wide serving recreational facilities, such as organized sport fields and/or recreation centers, prior to processing of planned public neighborhood parks located within a one-mile radius of said community park.

Policy 2.2. Proposed public parks with major development projects will include a plan and/or proposal for the park site during the earliest residential development phase practical and in accordance with applicable public facilities financing plan for the development project

Action Item: Evaluate development phasing plans during project review to ensure that park development phasing relates to recreational demand created by residential development.

Action Item: Consider the anticipated phasing sequence of developments surrounding public park sites to ensure that supporting infrastructure (roadways, utilities, etc), are made available to the public park site, concurrent with park development, which shall occur early in the development sequence.

Policy 2.3. Where possible the City will provide for the maximum number of demanded recreational activities, within available public parkland, without diminishing the quality of the overall park experience.

Action Item: Maintain an inventory of existing, planned, and needed park acreage and recreational facilities for the purpose of meeting Citywide parks and recreational facility inventory goals.

Action Item: Analyze constrained parkland for innovative and new programming strategies.

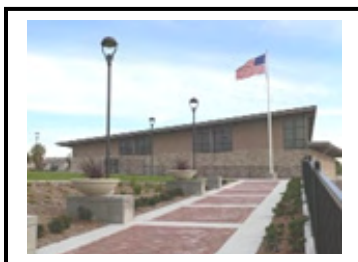
Action Item: The City will incorporate both non-programmed and programmed open green turf space areas into the citywide park system.

Action Item: Consider non-traditional ways to meet park and recreation facility demand for new development as appropriate such as siting facilities above subterranean parking, conducting programs and recreational activities in a variety of locations, and expansion of parkland to park adjacent properties and right-of-ways.

Policy 2.4. The City will utilize the “Community, Neighborhood, and Urban Parks Recreation Facility Assignment Tables,” (Table 4-3, 4-4, and 4-5) as the goal for the distribution of recreational facilities in public parks.

Policy 2.5. Where, at a given point in time, complete community park site improvement funding is unavailable, consider phasing the construction of individual recreation facilities, buildings, and pools, as an option to constructing the complete park site improvements at one time.

Policy 2.6. Park designs will maximize the potential for facility use for its intended purpose by avoiding field overlays. Fields shall be designed to provide the greatest flexibility in program usage.



Policy 2.7. Public parks containing recreation centers and/or community buildings shall be designed to include adequate office space for on-site recreation staff members.

Policy 2.8. Provide fair and equitable access to sport and recreation fields and programs and other sports and recreation facilities and programs.

Rationale: The City’s recreational programs ensure program availability at sport fields, gymnasiums and other recreational facilities for both youth and adult leagues and other recreational programs throughout the City’s park system. The goal is to ensure that all Chula Vista residents have fair and equitable access, including gender equity, to all Citywide facilities and programs.

Action Item: Periodically evaluate access to both youth and adult programs at City recreational facilities. Ensure that City operated programs have priority access to all City recreation facilities.

Rationale: In the provision of fair and equitable access to City facilities it is the City's desire to provide non-programmed access to public, particularly for fields.

Action Item: The City will encourage the non-scheduling, of or allocation of, fields and facilities one day a week to allow for rental and community use.

Action Item: Work with the City Attorney's office to develop a City policy or policies on facility and field use by schools, Youth Sports Council, and others.

Policy 2.9. Continue to provide priority to the "in-season" sport groups to ensure ability to meet demand for sports fields' games and practices.

Rationale: The weather in Southern California allows sports teams to play year round, during the prime season and if space is available during non-prime season. Additionally, many sports have traveling teams that play games locally and at other county sites. These teams also play in the prime and non-prime season. Staff believes they can accommodate current and expected use by youth athletics if priority is given to the in-season sport for both practice and games. All teams playing during their non-season or on traveling teams would receive allocations at City fields only when all in-season sports demands were met. School fields would also be used to offset allocation needs as available.

Action Item: Through the City's allocation process, provide first priority for youth sport league games and practice for the following seasons:

Spring/Summer: softball/baseball/track and field

Fall/Winter: soccer/flag football/field hockey/
lacrosse/rugby

The City will continue to work with the Youth Sports Council, which is an advisory body to initiate this allocation process.

Rationale: Currently the Youth Sports Council leagues pay a nominal fee per team for in-season field allocation. Development of new strategies by staff and Youth Sports Council for revenue and/or in-kind services by leagues to help offset sports field maintenance costs will provide an on-going revenue stream for continuing support of high quality sports fields.

Action Item: Work with the Youth Sports Council to develop a new youth sports fee and/or in-kind service agreement that provide offset revenue resources to the City for the use and maintenance of sport fields.

Policy 2.10. The City, when proposing improvements to existing public parks, will consider, the expansion of parkland, upgrades and new construction that supplement the existing and future inventory of parkland and recreational facilities available in the City.

Rationale: The parks system is a Citywide system. Demand will need to be met by new parks and recreation facilities and renovation and expansion of existing parks and recreation facilities.

Action Item: Staff will maintain and update the facilities allocation matrix for existing parks and recreation facilities.

Policy 2.11. The City will evaluate opportunities for special purpose facilities on a case-by-case basis. The City may grant park credit to special purpose facilities when it can be demonstrated that it meets a new development need.

Policy 2.12. In master planned communities that have a significant amount of small lot single family development (less than 5,000 square feet) the General Development Plan and SPA Plans should provide adequate “common useable open spaces” to enhance the quality of the neighborhood experience. The City will not apply parkland credit for these “common useable open spaces.” In some cases “common useable open space” may qualify for “Community Purpose Facility” credit pursuant to the Chula Vista Municipal Code and the SPA plan.

Rationale: Several concerns relate to granting parkland credit for common usable open spaces that diminish the

City's ability to provide for the recreational needs of the City. Since the amount of parkland is a finite element, the ability to meet the recreational needs is also finite, and small-sized park areas constrain the use within the park. More facilities can be provided within one seven-acre park than within seven one-acre parks. Additionally, Public Works Operation maintenance records provide unit maintenance costs that show small-sized parks have maintenance costs that often exceed that of larger parks. However, the City recognizes and will continue to support the positive contribution these common usable open spaces provide towards the quality of life. However, the end result must not diminish the overall recreational system.



Policy 2.13. The City will strive to meet the aquatic recreational needs, insuring first that recreational needs (including swimming lessons and recreational play) are met and only thereafter accommodate the competitive aquatic recreational needs.

Rationale: A broad spectrum of aquatic uses need to be accommodated, including education, instruction, play, competition and health and fitness

Action Item: All public pools shall be designed to accommodate recreational swimming.

Action Item: The City will work with the School Districts to determine how increased competitive pool use time will be accommodated including the option of locating a "competition" pool on the larger high school campus.

GOAL #3 – Implementation Program

Provide a program for implementation.



Policy 3.1. The City will continue to periodically review and update as needed the City's Parkland Acquisition and Development (PAD) Ordinance fee requirements and the Major Recreation Facility component of the Public Facilities Development Impact Fee (PFDIF) to ensure that park and recreation facility goals are met.

Policy 3.2. The City will require that all public parks be developed in accordance with the goals and policies contained in the Parks and Recreation Master Plan.

Action Item: City staff will continue to evaluate public park proposals based on the Parks and Recreation Master Plan, City's Parkland Acquisition and Development Ordinance, and other related City policy and standards documents.

Policy 3.3. The City will require that all public parks be developed in accordance with applicable legal requirements and the City's Public Park Facilities Guidelines Manual.

Action Item: Staff will continue to periodically review and update, as needed, the Park Facilities Technical Manual and the City's Landscape Manual, to provide specifications for the physical design criteria of public parks and public recreation facilities. Periodically review industry standards pertaining to the construction of public recreation facilities for applicability in the development of City projects.

Policy 3.4. The City may phase the opening, to the public, of any portion of a new or renovated park or recreation facility.

Rationale: Even though non-turf areas (buildings, walkways, and hard-surfaced play courts) are ready for use upon the completion of construction the planted areas, especially the turf areas, require time to mature into a durable state. Consequently, the parks, excluding the buildings, play courts, etc., are fenced off from public access, until such time as the turf areas are ready for use.

Policy 3.5. The City will require a minimum one-year warranty on materials and workmanship for all park and recreation facility construction.



Policy 3.6. The City may make available, to the general public, the park turf areas, including amenities situated therein, after one full growing season (March through September) has passed, allowing for the dormant period and/or when it can be demonstrated that a sample core of soil beneath seeded, sodded or stolonized soil reveals 6 to 8 inches of root depth and 70 to 80 percent root density

Rationale: The Public Works Department requires that the species of grass used in the turf areas be very durable and resilient to repeated use. Turf requires a period of time to grow and to develop a rooting structure that supports the mature durable thatch that makes it so resilient. The City utilizes a number of methods to establish turf including seed and sod. Turf areas may be sodded in order to expedite park turf area establishment. Allowing active use prior to maturation causes the grass to die, causing bare areas to be replanted that increase the cost of park maintenance.

Policy 3.7. The City will identify the Director of Recreation, or designee, as the regulatory authority for coordinating all outdoor and joint use recreation facilities scheduling.

Policy 3.8. The City will ensure that athletic fields are not programmed with activities so frequently that the fields suffer permanent damage from over use.

Action Item: Direct the Public Works staff to establish a twelve-month monitoring report that correlates the amount and duration of use and the general health condition of the turf for all of the parks in the City.

Action Item: Annually, and before field allocation, identify any field or facility that will require renovation.

Policy 3.9. The City may pursue joint use agreements with other agencies and organizations that will improve and expand the City's ability to provide recreational facilities and programs for the community (e.g., school districts, the Olympic Training Center, Southwestern College, etc).

Action Item: Create a task force with public agencies, utility companies, and City staff to identify potential recreational opportunities, establish agreement criteria, and develop agreements for public use. Recommendations would be provided to the Park and Recreation Commission outlining the task force collaboration.

Policy 3.10. The City will site, in public parks, recreation facilities that are capable of generating revenue as a way to offset general fund facility maintenance and operating costs. The City will continue to include no-fee services as part of the total recreation offerings at all public park sites.

Action Item: Continue to evaluate the City's recreation programs to ensure a mix of fee based and no-fee programs.

Action Item: Continue to review current scholarship program for fee-based programs to ensure accessibility.

Action Item: Continue to evaluate the current fees system for adequacy.

Action Item: Evaluate the feasibility of locating a tournament facility at the Otay Ranch community park site as an opportunity for enhancing economic development and creating regional and national draw.



Policy 3.11. The City will conduct public forums to encourage citizen involvement in the development of recreational services.

Action Item: Request, at least once a year, that the Park & Recreation Commission facilitate a special activity that solicits opinions from the community.

Action Item: Maintain the non-profit community foundation as a means of emphasizing community awareness of parks while promoting recreational projects and programs.

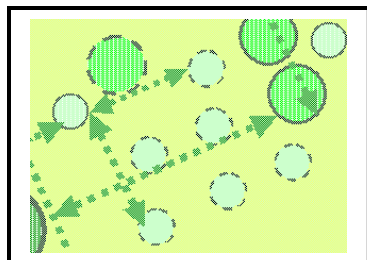
SUMMARY

When these goals and policies are translated into actions, the Chula Vista Parks and Recreation system will meet its intended mission: *To enrich our community through recreational opportunities and services.*

CHAPTER 4

PARKS AND RECREATION FACILITY DISTRIBUTION

INTRODUCTION



The Recreation Facility Distribution section identifies in both tabular and graphic form the distribution of needed recreation facilities. This chapter concludes with a picture, Figure 4 – Public Park and Recreation System 2030 (Page 4-16), of what the Chula Vista Parks System will look like in 2030. A complete list of parks is provided along with park acreage and primary and support facility requirements.

A. Purpose

This section identifies the recreation facility distribution within each future park through the year 2030. Figure 4 depicts the location of parks through 2030. The distribution of recreation facilities needed to meet current needs is identified (Table 4-2 – Recreation Facility Assignment Goal – Demand 2010).

Utilizing the number and type of recreation facilities, identified in Chapter 2 - Demand and Opinion of Needs Analysis, as a total distribution goal, facilities needed to meet current (2010) needs and future (2030) demand have been distributed. Factors influencing facility distribution include park type (community or neighborhood), park size (total acreage available), park site configuration, park location (proximity to neighborhood served and adjacency to other parks), and in the case of existing sites, consideration has been given for the existing palette of park facilities. Facility assignment also takes into account the established goals and policies contained in Chapter 3.

B. Recreation Facility Distribution – Current Needs (2010)

As identified in Chapter 2, while a majority of current demand is being met utilizing both public parkland and school land, up to 70 acres of additional land would be required to accommodate remaining recreation facility needs. Additional land resources capable of accommodating recreation facilities include, existing park sites that could receive added facilities, acquisition of new park sites (beyond developer obligated sites), use of public utility agency lands, and existing school sites. Future school sites will be considered in the context of future demand. Table 4-1 – Recreation Facility Needs 2010, identifies the type and number of facilities required to met the current demand, less public park and quasi-public inventory. Facility needs not being met include practice baseball fields, tot lots, swimming pools, tennis courts

and dog parks. As depicted in Table 4.1, a minimum of 44.1 acres of land is required to accommodate needed facilities. Up to approximately 70 acres is needed if support facilities are included in total need. The land required to accommodate “support facilities” could be reduced when a needed facility is assigned to an existing developed park site, since it is assumed that existing parks would typically already contain “support facilities.”

**Table 4-1
Recreation Facility Needs 2010**

Facility	Number of Facilities *	Minimum Area Required Per Facility (Acres)	Minimum Acreage Required	Total Acreage Required **
Baseball Practice/Informal	26	1.20	31.2	46.8
Tot Lots	34	.15	5.1	7.5
Swimming/Recreation	6.3	.11	0.7	2.8
Tennis Courts	15	.20	2.9	4.4
Dog Parks	7	.50	3.5	5.3
Interior Assembly Space (SF)	32,570	n/a	0.70	2.9
Total:			44.1	69.7

* Less Quasi-public inventory.

** Multiplier for support facilities listed is 1.5, except interior assembly space and swimming pool multiplier is 4.0.

Table 4-2 – Recreation Facility Assignment Goal – Demand 2010 identifies the goal for distribution of that portion of the current recreation facility demand that is currently unmet. These needs are not the obligation of future development. Needed facilities have been distributed among three general categories – 1) Existing Public Park Sites, 2) Future Public Land Sites, and 3) Quasi-Public Sites. The “Existing Public Park Site” category refers to those existing park sites that could be renovated to accommodate additional facilities. The “Future Public Land Site” category refers to sites that the City envisions acquiring or maintaining joint ownership with other public agencies. The third category, “Quasi-Public” refers to other public agency owned lands, and utility agency owned land that would provide access to the general public. Quasi-public sites, such as school sites, will realistically only be available to the extent use by the district is permitted. As previously stated, the table represents a goal, and as such actual facility assignment may vary. Figure 2, Future Public Parks – 2010-2030, depicts each of the Category 2 sites.

Category 1 sites are depicted on Figure 1 (page 1-16), Existing Public Parks and Recreation Facilities.

The identification of needed facilities represents one level of service. The other level of service relates to the citywide goal related to parkland, more specifically, 3 acres per 1,000 persons. While Category 1 sites accommodate needed facilities, since they would occur on existing park sites, a net increase in park acreage inventory would not be achieved. Category 2 facilities would require additional park acreage beyond existing inventory of land. Any additional parkland acquired to accommodate the existing (2010) needed facilities would further reduce the existing Citywide need for parkland acreage. Therefore the assigning of Category 2 column facilities also represents progress towards achieving the level of service of three acres of public parkland per 1,000 persons.

Table 4-2
Recreation Facility Assignment Goal – Demand 2010

Facility	Number of Facilities Needed	Facility Assignment			
		Category 1	Category 2		Category 3
		Existing Public Park Site (# of Facilities)	Future Public Land Site (# of Facilities)	Min. Acres Req'd.	Quasi-Public
Baseball Practice/Informal	25				(25)*
Tot Lots	33	Memorial (1) Civic Center Lib (1) Eucalyptus (1) Bayfront (1)	SDG&E Easements (2)*	0.90	(27)*
Tennis	15				(14)*
Dog Park	7		SDG&E Easements (2)*	1.0	(5)*
Swimming Pools	6.3				(6.3)*
Interior Assembly Space (SF)	30,690				(30,690)
Totals:				1.9 +	
				2.9	(w/multiplier)

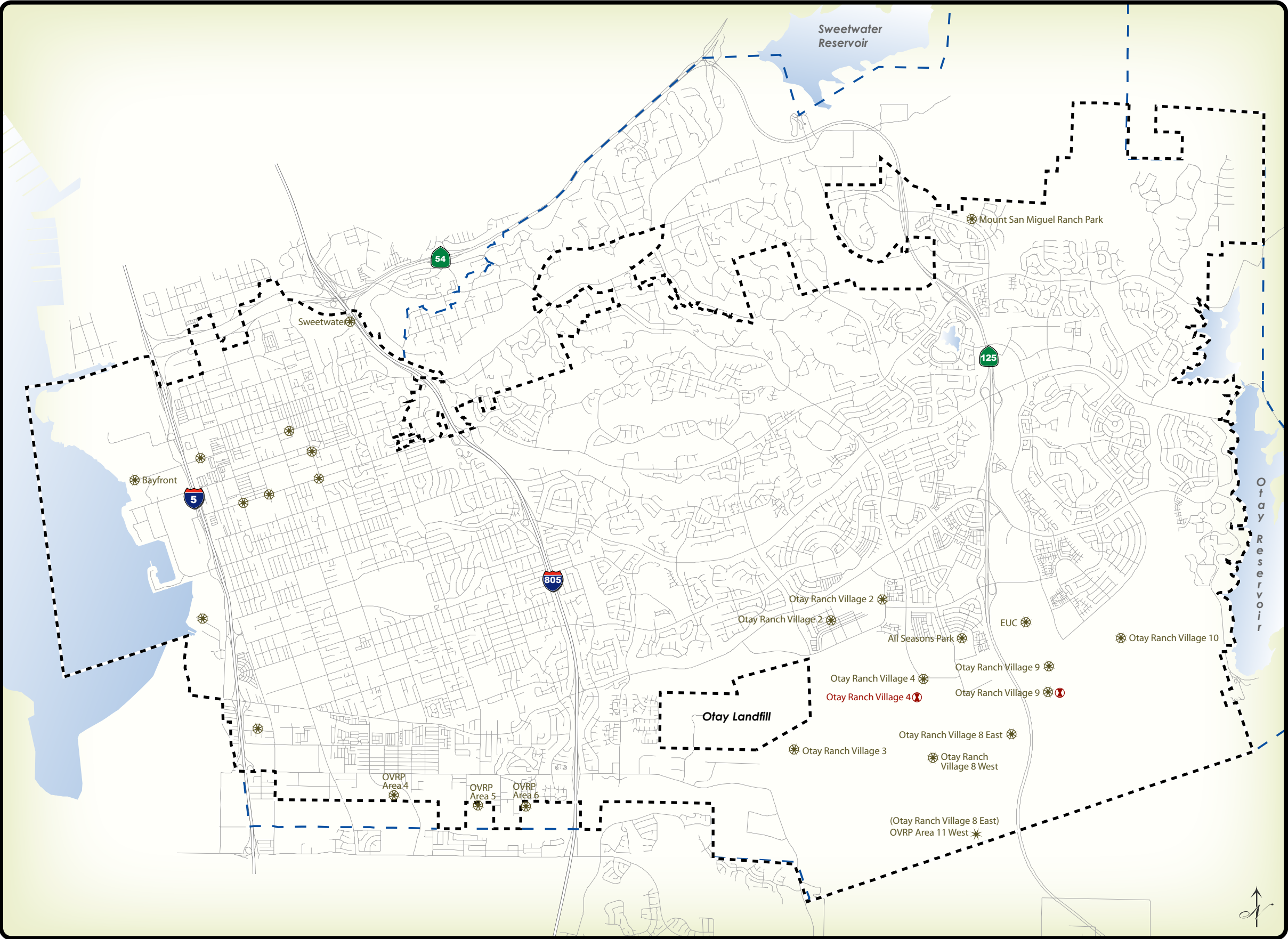
* Facility Assignment necessitates negotiation with other public agency and/or accommodation on community purpose facility land.

+ Excludes land for support facilities.

Based on a January 2010 population, (237,595 persons – California Department of Finance) 713 acres of parkland would be required (three acres per 1,000 persons). Current inventory of parkland is 529 acres, a shortfall of 184 acres. Based on the park



standards in place prior to enactment of the Quimby Act a portion of the City parkland inventory was developed at less than three acres per 1,000 persons. Although future public park sites capable of accommodating recreation facilities contained in Category 2 column of Table 4-2 have not been precisely defined, it is estimated that approximately 3 acres would be required. Therefore by developing the Category 2 recreation facilities the current shortfall of 184 acres could be further reduced to 181 acres (184 minus 3). The remaining need may actually be less if future sites that accommodate Category 2 column facilities are large enough to accommodate additional useable areas beyond Category 2 facilities. Furthermore, as the city approaches the year 2030, demand for recreation facilities will evolve slightly due to anticipated demographic shifts. For instance the demand ratio for youth soccer is anticipated to decrease slightly as the City reaches 2030. Conversely the demand for dog parks will increase slightly between 2010 and 2030.



Future Public Park and Recreation Facilities

LEGEND

Future

- Parks
- Community Centers

- City Boundary
- Sphere of Influence Boundary

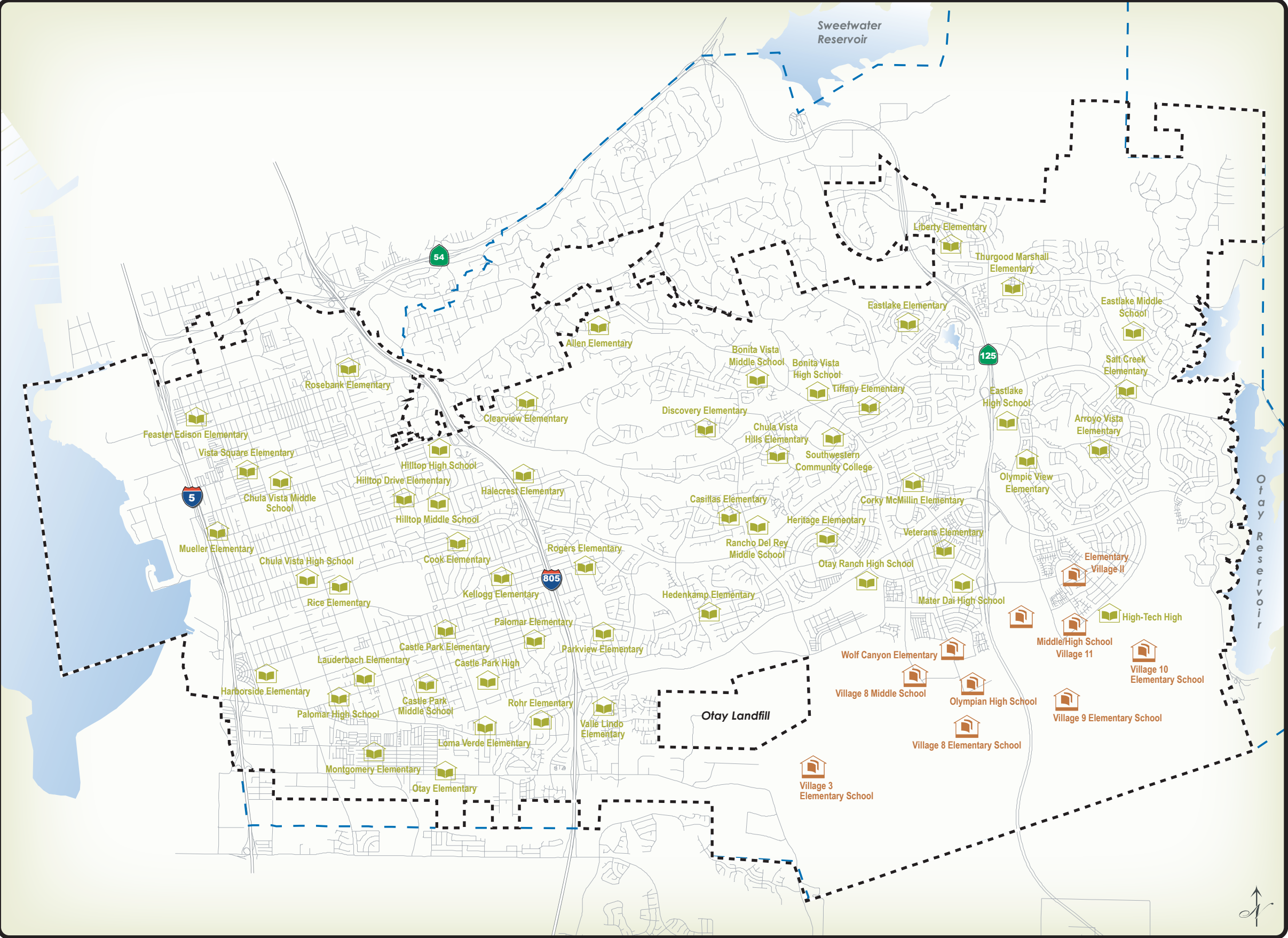
As of January 2010

City of Chula Vista Development Services Department 2010



City of Chula Vista Parks and Recreation Master Plan

Figure 2



Existing & Future Public School Locations

LEGEND

- Existing Schools
- Future Schools

- City Boundary
- Sphere of Influence Boundary

As of January 2010

City of Chula Vista Development Services Department 2010



City of Chula Vista Parks and Recreation Master Plan

Figure 3

C. Recreation Facility Distribution – Future Needs (2030)



The recreation facility assignment tables (Table 4-3 Community Park Recreation Facility Assignment 2030 and Table 4-4 Neighborhood Park Recreation Facility Assignment 2030) are intended to expedite the planning of future park sites by establishing the palette of facilities to be located in each future development obligated park. The comprehensive nature of the tables ensures that the accounting of each needed recreation facility can occur. The tables identify future park sites and the most desired recreation facilities scheme to be placed in a given park site. Each future park listed in the tables represents either a site with “defined” configuration and topography or “undefined” configuration and topography. Park sites that have been identified on a tentative map or on a final map represent “defined” park sites. “Defined” park sites that are characterized by odd shaped lots or severe topographic constraints can present facility assignment challenges and may preclude the siting of certain types of recreation facilities. When the palette of recreation facilities can be defined prior to establishing site configuration and topography a more efficient use of parkland can generally be achieved. “Undefined” sites can generally be configured to accommodate the defined palette of facilities.

Based on the conclusions contained in Chapter 2, the land area required to accommodate the complete list of needed facilities exceeds the total amount of parkland obligation associated with future development. Based on General Plan 2005 land use policy and development forecast updates prepared by the Chula Vista Development Services Department (September 2010), future development of parkland obligation is estimated at 430 acres (Table 4-7). Approximately 425 acres (Table A-4) are required to accommodate all of the future needed recreation facilities. Therefore adequate parkland acreage should be available. Additional acreage may also be required to support additional facilities due to insufficient park parcel size, parcel configuration or other compatibility issues. For example the ability to provide large venues for tournament play can be challenging and sometimes not feasible.

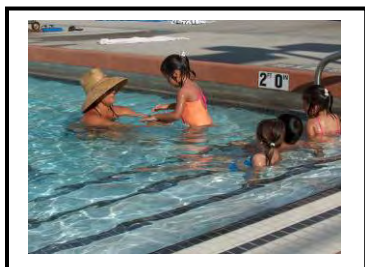


Recreation accommodating land, other than developer obligated public parks, may be available and includes land acquired by the City for public park purposes, future school sites (see Figure 3), community purpose facility sites, and potentially, utility and water agency owned lands.

Recreation facilities anticipated to be located at non-public park sites are identified in Table 4-5 – Recreation Facilities Non-Public Parkland – Recommended Facility Assignment. Since the City has limited control of recreation facilities located on non-public

parkland sites, the table only represents a recommended palette of facilities. Furthermore, existing and future inventories of quasi-public recreational facilities are calculated at a 50 percent reduction to address reduced availability.

The assignment of needed recreation facilities to non-public park sites is necessary to accommodate future demand since the total developer obligated future park acreage is less than total acres required by demanded facilities. Assignment of facilities to non-public park sites includes consideration of the existing practice of quasi-public sites meeting demand. As revealed in Chapter 2, Parks and Recreation Facility Needs, quasi-public sites are currently providing for a percentage of the demand associated with sport field practice and informal play.



To maintain a balance an equitable approach has been taken in the assigning of facilities, in terms of the numeric goal for each type of recreation facility. For instance, 100 percent of the defined “organized youth league” demand has been met for softball and soccer. One hundred percent of practice ball field demand has been met for softball and soccer. Future demand for baseball will have to be met on non-public park sites and / or multi-purpose ball fields in public parks. Tot lots/playgrounds are another example of existing patterns of use influencing future facility assignment. Currently and in the future, public park sites and quasi-public sites will contribute to meeting the demand for tot lots/playgrounds.

Table 4-3. Community Park Recreation Facility Assignment 2030

Park Location	Acres	Baseball Fields		Softball Fields			Football	Soccer Fields			Picnic Tables	Picnics\ Tot Lot	Swim Pool ^(c)	Tennis Courts	Basketball			Skate Boarding	Open Green Space	Dog Park	Interior Assembly Space (Sq.Ft.)
		Org. Youth	Practice Informal	Org. Youth	Org. Adult	Practice Informal		Org. Youth	Org. Adult	Practice Informal					Indoors	Indoors Practice	Outdoors				
Bayfront Sweetwater	17.6										10	1							5.3		
Bayfront Harbor	11.38 ^(a)										8	1							3.4		5,500 C
Bayfront Otay	24.4										10	1							7.3		
Beyer Way	20.0							3	3	3	10	2		2			2		6.0	1	
Landfill Site ^(c)	35.0							2	1	3	15	1							10.5		
Lower Sweetwater	15.0							2	1	3	15	1		2					4.5	1	
Otay Ranch	70.0			8	4	8		4	4	4	30	3	2	4	1	2			21.0		20,000 A, B
Mount San Miguel	19.0			3	3	3					16	1		1			1	1	5.7	1	
Village 8 East	55.0			2	2	4		6	3	6	20	2		4			2		16.5		23,812 A, C
TOTALS	267.38	0	0	13	9	15		17	12	19	134	13	2	13	1	2	5	1	80.2	2	49,312

Note: Each Organized Game field counts as a game field and a practice/informal field, therefore numeric values shown for practice fields represent double counting in this table.

(a) The Port District owned existing Bayfront Harbor District parks (Bayfront, Bayside, and Marina View) total approximately 25.42 acres. The Chula Vista Bayfront Master Plan calls for the reconfiguration of these parks and the addition (net gain) of 11.38 acres of parkland within the Harbor District.

(b) Facilities not identified based on 'Potential Park Site' status.

(c) One increment represents 25 Meters X 20 Yards.

Building Type Key: A = COMMUNITY CENTER; B = GYMNASIUM; C = RECREATION ANNEX

Table 4-4. Neighborhood Park Recreation Facility Assignment 2030

Park Location	Acres	Baseball Fields		Softball Fields			Football	Soccer Fields			Picnic Tables	Playgrounds \ Tot Lot	Swim Pool	Tennis Courts	Basketball			Skate Boarding	Open Green Space	Dog Park	Interior Assembly Space (Sq.Ft.)
		Org. Youth	Practice	Org. Youth	Org. Adult	Practice Informal		Org. Youth	Org. Adult	Practice Informal					Indoors	Indoors Practice	Outdoors				
EUC	25.6 ^(a)							1	1	2	12	5		2			1	1	6.3	2	
Harbor View ^(b)	15.0 ^(a)									1	10	1		2			1		4.5	1	
Memorial Annex	5.0 ^(a)										6	1		1			1		1.5		3,000 A
Orange Library	3.9									1	6	1					.5		1.2	1	
Oxford Town ^(c)	5.0									1	6	1		1			1		1.5		
Palomar Gateway ^(c)	5.0									1	6	1		1			1		1.5		
Rios Avenue ^(c)	10.0									2	8	1							3.0		
Village 2 A	6.9									1	8	1		1			1		2.1	1	
Village 2 B	7.1					1				1	8	1		2					2.1		
Village 3	7.0									1	8	1		1			1		2.1		
Village 4	7.0					1				1	8	1		1					2.1		
All Seasons	7.6									1	8	1					1		2.2		
Village 8 East	7.0									1	8	1		1			1		2.1	1	
Village 8 West	7.5					1				1	8	1		1			1		2.3		
Village 9	12.5									2	8	1		2	1	2		1	3.8	1	23,812 AB
Village 10	7.0					1				1	8	1		2			1		2.1		
TOTALS:	139.1	0	0	0	0	4	0	1	1	18	126	20	0	18	1	2	10	2	40.4	7	26,812

Note: Each Organized Game field counts as a game field and a practice/informal field, therefore numeric values shown for practice fields represent double counting in this table.
 Building Type Key: A = COMMUNITY CENTER; B = GYMNASIUM; C = RECREATION ANNEX

^(a) Acreage may be distributed over more than one site. For the EUC, park sites varying in size and park design to respect the urban character of the area.

^(b) Between Broadway and Woodlawn

^(c) Southwest Chula Vista.

Table 4-5. Urban Park / Town Squares Recreation Facility Assignment 2030

Park Name	Acres	Baseball Fields		Softball Fields			Football	Soccer Fields			Picnic Tables	Playgrounds\ Tot Lot	Swim Pool	Tennis Courts	Basketball			Skate Boarding	Open Green Space	Dog Park	Interior Assembly Space (Sq.Ft.)
		Org. Youth	Practice Informal	Org. Youth	Org. Adult	Practice Informal		Org. Youth	Org. Adult	Practice Informal					Indoors	Indoors Practice	Outdoors				
Urban Park Civic Center Library	0.6										2	1							0.15		
Urban Park Court House	1.7										2	1							0.25		
Urban Park 3 rd /4 th Street	0.5																		0.30		
Urban Park H Street/ 5 th	0.5										2	1							0.15		
Urban Park H St./Woodlawn	0.5										2	1					1		0.15		
Urban Park Broadway/F St.	0.5										2			2					0.15	1	
Urban Park H Street CV Mall	0.5										2	1							0.30		
Village 2 Town Square	1.4										2								0.42		
Village 3 Pedestrian Parks	2.5										2	2					1		0.75		
Village 8 E Pedestrian Park	1.0										2	1							0.30		
Village 8 W Town Squares	3.1										4	1							1.00		
Village 9 Pedestrian Parks	6.2										4	2							1.86	1	
Village 9 Town Square	5.0										4	1							1.50		
Village 10 Pedestrian Parks	3.8										4	3							1.14		
TOTALS:	27.8	0	0	0	0	0	0	0	0	0	34	15	0	2	0	0	2	0	8.42	2	0

Notes: Urban Park locations are conceptual. Town Squares are privately owned and maintained. Public access is required to receive park credit pursuant to Otay Ranch GDP.

Table 4-6. Recreation Facilities Non-Public Parkland Anticipated Inventory 2010-2030**

School Name	Acres	Baseball Fields		Softball Fields			Football	Soccer Fields			Picnic Tables	Playgrounds\ Tot Lot	Swim Pool	Tennis Courts	Basketball			Skate Boarding	Open Green Space	Dog Park	Interior Assembly Space (Sq.Ft.)
		Org. Youth	Practice Informal	Org. Youth	Org. Adult	Practice Informal		Org. Youth	Org. Adult	Practice Informal					Indoors	Indoors Practice	Outdoors				
High Tech High (HS)	5.5																				
Veterans (E)	10.2				1				1			2					2		2.0		
Village 2 (E)	10				1				1			2					2		2.0		
Village 3 (E)	10				1				1			2					2		2.0		
Village 8 (E)	10				1				1			2					2		2.0		
Village 9 (E)	10				1				1			2					2		2.0		
Village 10 (E)	10				1				1			2					2		2.0		
Village 11 (E)	10				1				1			2					2		2.0		
EUC (E)	6.5				1				1			2					2		1.3		
Village 7 (M)	25	2	2	1		1	1	2		2		1		4			4		5.0		6,400
Village 11 (M&H)	25	2	2	1		1	1	2		2		1	1	4	1	2	4		5.0		6,400
School TOTALS:	132.2	4	4	2	0	10	2	4	2	12	0	18	1	8	1	2	22	0	25.3	0	12,800

Notes: * Each Organized Game field counts as a game field and a practice/informal field. Therefore some of the numeric values shown for practice fields represent double counting in this table.

** Facilities identified are anticipated only and do not represent a guarantee of availability.

Table 4-7. Recreation Facility Assignment Summary (2030)

	Acres	Baseball Fields		Softball Fields			Football	Soccer Fields			Picnic Tables	Playgrounds/ Tot Lot	Swim Pool	Tennis Courts	Basketball			Skate Boarding	Open Green Space	Dog Park	Interior Assembly Space (Sq.Ft.)
			Practice Informal	Org. Youth	Org. Adult	Practice Informal		Org. Youth	Org. Adult	Practice Informal					Indoors	Indoors Practice	Outdoors				(b)
Public Park Sites (Future)																					
Community Parks	267.38	0	0	13	9	15	0	17	12	19	134	13	2	13	1	2	5	1	80.2	2	49,312
Neighborhood Parks	139.10	0	0	0	0	4	0	1	1	18	126	20	0	16	1	0	10	2	40.4	7	26,812
Urban Parks/ * Town Squares	27.80	0	0	0	0	0	0	0	0	0	34	15	0	2	0	0	2	0	8.42	2	0
Total Public Park Sites	434.28	0	0	13	9	19	0	18	13	37	294	48	2	31	2	2	17	3	129.02	11	76,124
Non Public Park Sites (Future)																					
Schools (***)	132.2	4	4	2	0	10	2	4	2	12	0	18	1	8	1	2	22	0	25.3		12,800
Total (a) Facilities Assigned	N/A	4	4	15	9	29	2	22	15	49	294	66	3	39	3	6	39	3	154.32	11	88,924
Total (c) Facilities Demanded	N/A	21	54	0	0	14	0	18	13	38	294	111	20	89	4	10	0	0	132.4	10	200,182
Residual Needs Anticipated	N/A	17	50	0	0	0	0	0	0	0	0	45	17	50	1	4	0	0	0	0	111,258

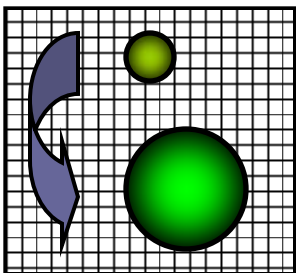
Notes: Each Organized Game field counts as a game field and a practice/informal field. Therefore numeric values shown for practice fields represent double counting in this table.

(a) Less Existing 2010 inventory.

(b) Includes auditorium, multi-purpose, craft, dance, game, gym, weight, and meeting rooms.

(c) 2030 demand less 2010 inventory. *Includes Mini Parks. *** School Recreation Facilities identified represent 50 percent of actual to account for restricted access.

D. Park Phasing Future Demand



Phasing of parks occurs at three basic levels. The first level of phasing is in the context of the entire inventory of future public parks, irrespective of which development entity is responsible for development of the park. The second level of phasing is in the context of all parks required of a particular development. The third level of phasing pertains to the phasing of recreation facilities within a particular park site.

Phasing of parks, first level, refers to the sequence of all sites to be developed. Residential development creates the need for parks and therefore it is the pace and sequence of new development that dictates the phasing of parks at the first level. Market forces are a primary factor that affects the pace and sequence of development.

The second level of park phasing comes into effect when a project containing residential development is submitted to the City. In accordance with the City's Growth Management Element of the General Plan and its related Growth Management Program, the efficient and timely provision of public facilities such, as parks, concurrent with need, assures compliance with threshold standards (level of service). Therefore the second level of phasing is to be considered during project review to ensure that compliance to the three acres of parkland, with appropriate facilities, per 1,000 residents will be provided for. Adherence to the City's park processing procedure will ensure that applicable park development milestones are achieved and that park sites will be available to meet the needs of residents in a timely manner.

The third level of phasing pertains to the phasing of individual recreation facilities within a specific park. To ensure that needed facilities are available and to minimize the occurrence of active construction zones locating within portions of parks open to the public, it is desirable to develop the entire park site at the same time. In some instances special recreation facilities such as recreation center buildings, may not be able to track with the construction of other park site facilities due to financing challenges. Under those circumstances a directive that permits phasing within an individual park site when improvement funding is unavailable will be considered.

E. Park Phasing Current Demand

As previously discussed in this chapter, additional land is needed to accommodate the 2010 unmet demand for recreation facilities. Phasing the development of land to accommodate 2010 demand that is currently unmet must also be considered. A phasing sequence based on six-year increments (years 2010 through

2015) and one fifteen year increment (2015 through 2030) for each of the existing and future public land sites identified in Table 4-2 - Recreation Facility Assignment Goal - Demand 2010 is contained in Table 4-7 - Recreation Facility Assignment Goal Site Phasing - Demand 2010. The table represents a suggested phasing sequence based on availability of the land and access to necessary funding.

Table 4-8
Recreation Facility Assignment Goal Site Phasing - Demand 2010

Phasing Increment	2010-2015	2015-2030
Existing Public Sites		
Bayfront		Tot Lot (1)
Civic Center Library		Tot Lot (1)
Eucalyptus Park		Tot Lot (1)
Memorial		Tot Lot (1)
Future Public Sites		
SDG&E Easements	Soccer Organized Youth Game (2)	
SDG&E Easements	Dog Parks (2)	
SDG&E Easements	Tot Lots (2)	
Quasi-Public Sites		
To be Determined		Baseball fields Organized Youth

Public Park and Recreation System at Buildout 2030

LEGEND

Existing

✱ Parks

✱ Community Centers

✱ Recreation Complex

Future

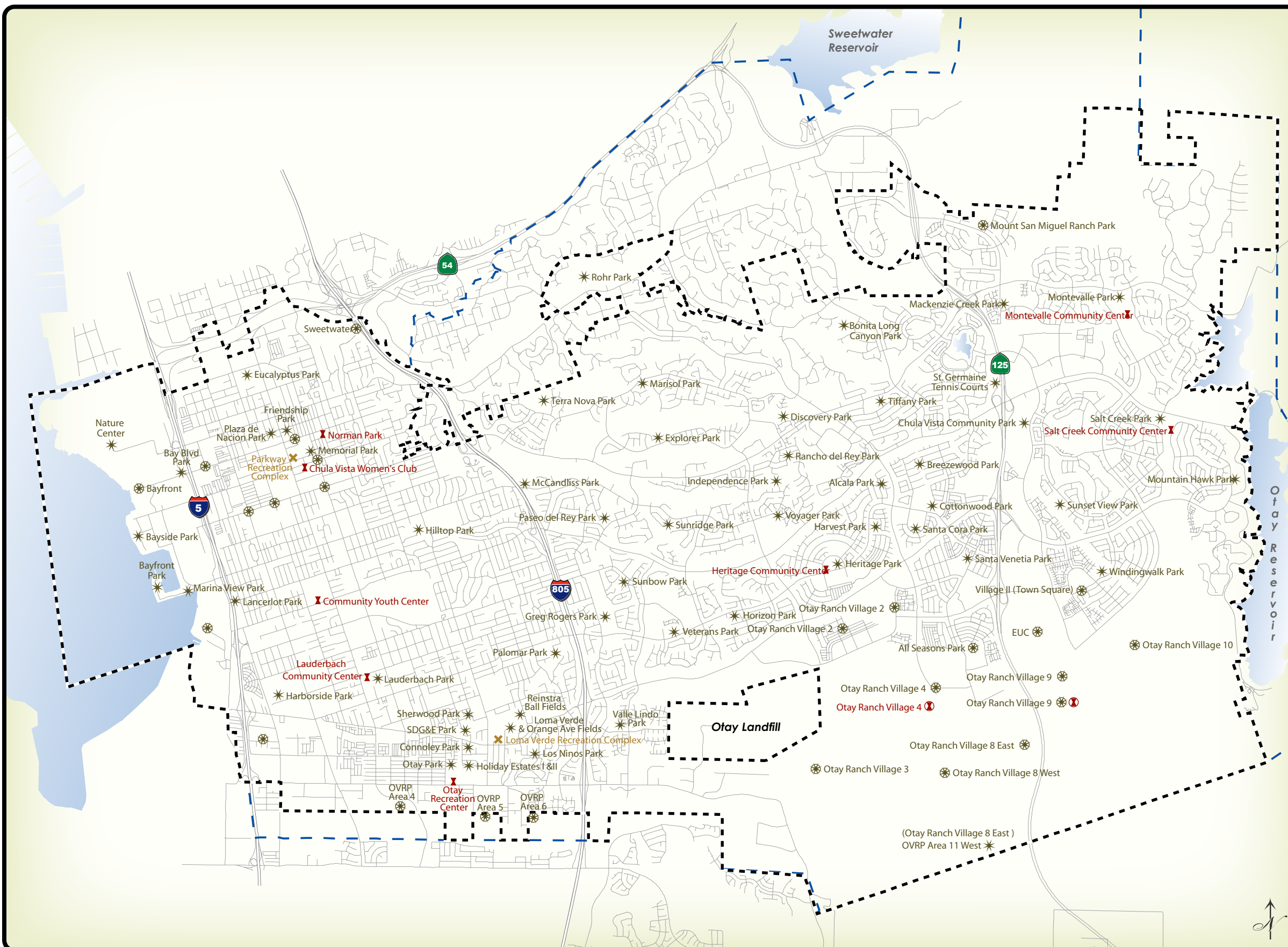
✱ Parks

✱ Community Centers

--- City Boundary

--- Sphere of Influence Boundary

As of January 2010

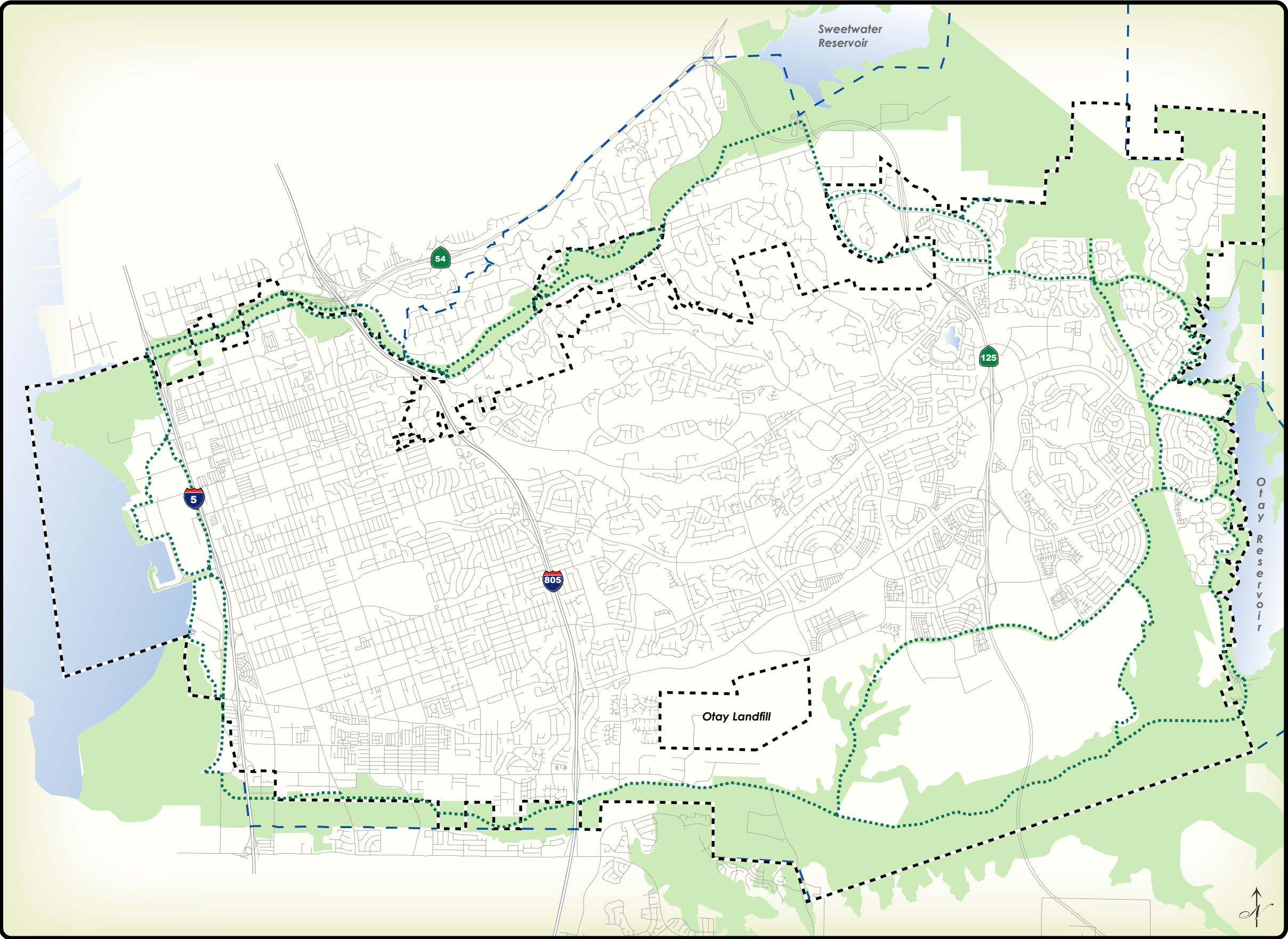


City of Chula Vista Development Services Department 2010



City of Chula Vista Parks and Recreation Master Plan

Figure 4



Greenbelt / Open Space & Network Trails

LEGEND

- Greenbelt / Open Space
- Multi-Purpose Trail
- City Boundary
- Sphere of Influence Boundary

As of January 2010

City of Chula Vista Development Services Department 2010



City of Chula Vista Parks and Recreation Master Plan

Figure 5

F. PARK FACILITIES 2030

Overview



Looking into the future (2030) with the implementation of the goals and policies discussed in Chapter 3, the City will have over 956 acres of parkland available for recreational use (see Figure 4). The parks and recreation system will provide Citywide resources for recreation services and programs that meet the expressed needs of the community. The parks and recreation system will be composed of approximately 18 community parks, which will serve the City as a whole by providing recreation complexes, community centers, gymnasiums, an aquatic facility, and skateboard facilities as well as gathering areas, picnic facilities and restrooms. Closer to home, approximately 46 Neighborhood Parks will provide areas for tot lot play equipment, sports facilities, and programmed and non-programmed activities allowing residents recreational activities within walking distance of their homes. Neighborhood parks will also provide recreational facilities that complement resources provided at adjacent community parks. Today's regional parks will be further enhanced and connected to the community through a system of trails and bicycle ways. A greenbelt open space system will surround Chula Vista, making a unique setting within San Diego County focused on the recreational values of the City's populace, (See Figure 5). Ultimately the City's parks and recreation system is envisioned as an integrated system of recreation programs and services interwoven throughout its parklands and recreation facilities.

The following is a comprehensive list of the City's goals for existing and future parks and recreation facilities. The name of the park or facility is followed by the type of park or facility, in parenthesis. The distribution of parks and recreation facilities is based on conclusions from the demands and opinion of needs analysis, and the City's goals, policies and implementation strategies. The listed facilities for existing park sites may not be currently located at the park site since the list represents the ultimate build-out condition with implementation being phase over time (between 2010 and 2030).

PARKS FACILITY DISTRIBUTION

- A -

All Seasons - Neighborhood Park (Village 7)

Phasing: 2010-2015

Park acreage: 7.60 acres

Primary Facilities:

1 Multi-Purpose Field

1 Basketball Court with lighting

18 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

- B -

Bay Boulevard – Mini

Phasing: Existing

Park Acreage: 1.35 acres

Primary Facilities:

4 Picnic Tables

Open Lawn Area

Support Facilities:

Paved Walkways

Parking Lot (25 spaces)

Bayfront Park (Harbor District) – Community

Phasing: Existing (Subject to redesign with development of Bayfront)

Park Acreage: 10.47 acres

Primary Facilities:

15 Picnic Tables

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot no lighting (277 spaces.)

Additional Facilities:

Fitness Course

Boat dock and ramp

Fishing pier

Bayside Park (Harbor District) - Community

Phasing: Existing (Subject to redesign with development of Bayfront)

Park Acreage: 9.24 acres

Primary Facilities:

20 Picnic Tables

1 Play Areas with Play Equipment

1 Restroom / Concessions Building

1 Restroom / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot no lighting (110 spaces.)

Additional Facilities:

2 Volley ball Courts (sand)

Fitness Course

Public Art

Bonita Long Canyon Park - Neighborhood

Phasing: Existing

Park acreage: 10.98 acres

Primary Facilities:

1 Soccer Field (Practice/Informal)

7 Picnic Tables

1 Play Area with Play Equipment

Restrooms and Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (23 spaces)

Additional Facilities:

Fitness course/ Parcourse

Breezewood Park - Mini

Phasing: Existing

Park acreage: 0.90 acres

Primary Facilities:

Picnic Tables

1 Play Area with Play Equipment

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

- C -

Chula Vista Community Park – Community

Phasing: Existing

Park Acreage: 14.88 acres

Primary Facilities:

2 Multi-Purpose Ball Fields (Softball / Baseball) with lighting

- 12 Picnic Tables
- 1 Play Areas with Play Equipment
- Restrooms / Maintenance Building
- Open Lawn Areas

Support Facilities:

- Paved Walkways with Lighting
- Parking Lot with Lighting (27 spaces)

Chula Vista Nature Center – Special Purpose

Phasing: Existing

Park acreage: 3.4 acres

Primary Facilities:

- Aquaria, Aviary Exhibits

Support Facilities:

- Nature Trails,

Additional Facilities

- Meeting Rooms, Conference Facilities

Chula Vista Memorial Park - Neighborhood

Phasing: Existing

Park acreage: 8.05 acres

Primary Facilities:

- Parkway Recreation Complex (gymnasium, pool, community center, and parking area)

- Restrooms and Maintenance Building

- 2 Tot Lots

- Open Lawn Areas

Support Facilities:

- Paved Walkways with lighting

Additional Facilities

- Amphitheater

Connoley Park – Mini

Phasing: Existing

Park acreage: 0.65 acres

Primary Facilities:

- 1 Play Area with Play Equipment

- Open Lawn Areas

Cottonwood Park – Neighborhood

Phasing: Existing

Park acreage: 6.57 acres

Primary Facilities:

- 1 Multi-Purpose Field

- 1 Softball Field

- 2 Basketball Courts

- 10 Picnic Tables, (6 Shade Structures and 1 group shade structure with 4 tables)

- 1 Play Area with Play Equipment

- Restrooms / Maintenance Building

- D -

Open Lawn Areas
Support Facilities:
Paved Walkways with Lighting
Parking Lot with Lighting (29 spaces)

Discovery Park – Community

Phasing: Existing
Park acreage: 20.37 acres
Primary facilities:
3 Softball Fields
1 Tee Ball (Softball)
1 Soccer Fields (overlay)
6 Picnic Tables
1 Play Area with Play Equipment
Restrooms / Maintenance Building
Open Lawn Areas
Support Facilities:
Paved Walkways
Parking Lot with lighting (148 spaces.)
Additional Facilities:
Concessions Building -
Fitness course / Par course
Public Art Sculpture

- E -

Eucalyptus Park - Community

Phasing: Existing (Proposed Renovation Phasing 2015-2020)
Park acreage: 19.50 acres
Primary Facilities:
Quasi-Public Facilities
2 Multi-Purpose Ball Fields (Softball / Baseball Fields)
1 Baseball Field
4 Tennis Courts with lighting
1 Basketball Court with lighting
12 Picnic Tables, (quantity of future shade structures to be determined through individual park design process.)
2 Play Areas with Play Equipment
Restrooms / Maintenance Building
Open Lawn Areas
Support Facilities:
Horseshoe Pit
Paved Walkways with lighting
Parking Lot with lighting (78 spaces)(quantity of future parking spaces to be determined through the individual park design process.)
Additional Optional Facilities:
1 Skateboarding/Roller-blading Area

Explorer Park – Neighborhood

Phasing: Existing

Park acreage: 5.57 acres

Primary Facilities:

1 Multi-Purpose Field

1 Basketball Court

7 Picnic Tables

2 Play Areas with Play Equipment

Open Lawn Areas

Support Facilities:

Paved Walkways

- F -

None

- G -

Gayle L. McCandliss Park (formerly Halecrest Park) - Mini

Phasing: Existing

Park acreage: 3.07 acres

Primary facilities:

3 Picnic Tables

1 Play Area with Play Equipment

Open Lawn Areas

Support Facilities:

Paved Walkways

Parking Lot (6 spaces)

Greg Rogers Park – Community

Phasing: Existing

Park acreage: 43.40 acres

Primary Facilities:

4 Baseball Fields

1 Tee Ball

1 Multi-Purpose Field

1 Play Area with Play Equipment

5 Picnic Tables

Restrooms Building

1 Skate Facility (Len Moore Skate Park)

Open Lawn Areas

Support Facilities:

Paved Walkways

Parking Lots with (105 spaces)

Additional Facilities:

Maintenance Building and Yard

Concession / Restroom Building

Quasi-Public Recreation Building

- H -

Harborside Park - Neighborhood

Phasing: Existing

Park acreage: 5.10 acres

Primary Facilities

1 Multi-Purpose Field

1 Basketball Court

12 Picnic Tables (2 Shade Structures)

1 Play Area with Play Equipment

Skate Feature

Restroom / Maintenance Building

Open Lawn Areas

Support Facilities

Paved Walkways with lighting

Parking Lot (26 spaces)

Harvest Park - Neighborhood

Phasing: Existing

Park acreage: 6.80 acres

Primary Facilities

1 Multi-Purpose Field

9 Picnic Tables (2 Shade Structures)

1 Play Area with Play Equipment

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities

Paved Walkways with lighting

Parking Lot (26 spaces)

Heritage Park - Neighborhood

Phasing: Existing

Park acreage: 10.17 acres

Primary Facilities

1 Multi-Field

2 Basketball Courts with lighting

17 Picnic Tables, (1 Shade Structure)

1 Play Area with Play Equipment

Restrooms / Maintenance Building

Community Center Building (5,900 sq ft)

1 Skate Feature

Open Lawn Areas

Support Facilities

Paved Walkways with lighting

Parking Lot with lighting (46 spaces.)

Additional Facilities

Amphitheatre

Hilltop Park - Neighborhood

Phasing: Existing

Park acreage: 9.30 acres

Primary Facilities:

8 Picnic Tables, (4 Shade Structures)

1 Play Area with Play Equipment

Restrooms and Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (22 spaces)

Holiday Estates I Park - Mini

Phasing: Existing

Park acreage: 0.24 acres

Facilities:

Open Lawn Areas

Holiday Estates II Park - Mini

Phasing: Existing

Park acreage: 0.17 acres

Facilities:

Open Lawn Areas

Horizon - Neighborhood Park

Phasing: Existing

Park acreage: 5.30 acres

Primary Facilities:

1 Softball Field

1 Multi-Purpose Field

1 Basketball Court

7 Picnic Tables, (2 Shade Structures.)

1 Play Area with Play Equipment

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot (25 spaces)

- | -

Independence Park – Neighborhood

Phasing: Existing

Park acreage: 19.16 acres

Primary Facilities:

2 Tennis Courts

1 Play Area with Play Equipment

3 Picnic Tables (3 Shade Structures)

Open Lawn Areas

Support Facilities:

Paved Walkways

- J -

None

- K -

None

- L -

Lancerlot Park - Mini

Phasing: Existing

Park acreage: 0.10 acres

Facilities

1 Play Area with Play Equipment

Lauderbach Park - Neighborhood

Phasing: Existing

Park acreage: 3.90 acres

Primary Facilities:

Community Center

1 Multi-Purpose

1 Basketball Courts with lighting

3 Picnic Tables

1 Play Area with Play Equipment

Open Lawn Areas

Support Facilities:

Paved Walkways

Parking Lot (47 spaces)

Loma Verde Park and Orange Avenue Fields - Neighborhood

Phasing: Existing

Park acreage: 12.00 acres

Primary Facilities:

4 Softball/Baseball Fields

1 Multi-Purpose Field

1 Play Area with Play Equipment

Recreation Complex (pool, community center, parking area)

3 Picnic Tables, (3 shade structures)

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (14 spaces)

Los Ninos Park - Neighborhood

Phasing: Existing

Park acreage: 5.07 acres

Primary Facilities:

1 Multi-Purpose Field

1 Basketball Court

1 Picnic Tables, (1 Shade Structure)

1 Play Area with Play Equipment

Restrooms and Maintenance Building

Open Lawn Areas

Support Facilities: Paved Walkways with lighting

- M -

MacKenzie Creek Park - Neighborhood

Phasing: Existing

Park acreage: 6.81 acres

Primary Facilities:

2 Tennis Courts with lighting

2 Basketball Courts with lighting

1 Multi-purpose Field

13 Picnic Tables, (4 Shade Structures)

1 Play Area with Play Equipment

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot (21 spaces)

Marina View Park – Neighborhood

Phasing: Existing

Park acreage: 5.71 acres

Primary Facilities:

15 Picnic Tables, (2 Shade Structures)

1 Play Area with Play Equipment

Restroom Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot (29 spaces)

Marisol Park – Neighborhood

Phasing: Existing

Park acreage: 5.00 acres

Primary Facilities:

1 Multi-Purpose Field

2 Tennis Courts with lighting

9 Picnic Tables, (5 Shade Structures)

1 Play Area with Play Equipment

Restrooms Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Monte Valle Park - Community

Phasing: Existing

Park acreage: 29.00 acres

Primary Facilities:

3 Multi-Purpose Fields with lighting

1 Softball Field with lighting

2 Tennis Courts with lighting

3 Basketball Courts with lighting

19 Picnic Tables, (5 Shade Structures)

1 Play Area with Play Equipment (Universally Accessible)

2 Dog Parks

Informal Skate Area

2 Restrooms / Maintenance Building / Concessions

Community Center Building (enhanced gymnasium) with an Annex (21,000 square feet)

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot (188 spaces)

Mountain Hawk Park – Neighborhood

Phasing: Existing

Park acreage: 12.00 acres

Primary Facilities:

2 Multi-Purpose Fields

1 Basketball Court with lighting

7 Picnic Tables, (3 Shade Structures)

1 Play Area with Play Equipment

1 Water Playground

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot (27 spaces.)

Additional Facilities:

1 Amphitheater

Mount San Miguel Park - Community

Phasing: 2009-2010

Park acreage: 19.00 acres

Primary facilities:

3 Softball Fields with lighting

1 Tennis Court with lighting

2 Basketball Courts with lighting

16 Picnic Tables (5 Shade Structures)

1 Play Area with Play Equipment

Restrooms / Maintenance Building / Concessions

1 Dog Park
Open Lawn Areas
Support Facilities:
Paved Walkways with Lighting
Parking Lot (152 Spaces)
Additional Facilities:
Informal Skate Boarding / Roller Blading Area

- N -

Norman Park - Mini

Phasing: Existing
Park acreage: 1.45 acres
Primary Facilities:
Community (Senior) Center
5 Picnic Tables
Open Lawn Area
Support Facilities:
Paved Walkways with lighting
Parking Lot (18 spaces)
Additional Facilities
2 Horseshoe Pits
Fitness Center

- O -

Otay Park - Neighborhood

Phasing: Existing
Park acreage: 4.18 acres
Primary Facilities:
1 Multi-Purpose Field
1 Softball Field (Overlay)
9 Picnic Tables, (5 Shade Structures)
2 Play Areas with Play Equipment
Restrooms / Maintenance Building
Open Lawn Areas
Support Facilities:
Paved Walkways with lighting
1 Amphitheater/Performance Space

Otay Recreation Center

Phasing: Existing
Park acreage: 1.46 acres
Primary Facilities:
Community Center Gymnasium
Support Facilities:
Parking Lot (79 spaces)

- P -

Palomar Park - Mini

Phasing: Existing

Park acreage: 2.71 acres

Primary Facilities:

1 Picnic Table, (1 Shade Structure)

1 Play Area with Play Equipment

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (17 spaces)

Paseo del Rey Park - Neighborhood

Phasing: Existing

Park acreage: 9.04 acres

Primary Facilities:

4 Picnic Tables

1 Play Area with Play Equipment

Open Lawn Areas

Support Facilities:

Paved Walkways

Plaza De Nacion (Civic Center) - Urban

Phasing: Existing

Park acreage: 1.20 acres

Primary Facilities:

Open Lawn Area

Support Facilities:

Picnic Tables

Seating Areas

Support Feature:

Water Feature, Kiosk

Decorative Paving

- Q -

None

- R -

Rancho del Rey Park – Neighborhood

Phasing: Existing

Park acreage: 9.18 acres

Primary facilities:

2 Tennis Courts

3 Picnic Tables, (3 Shade Structures)

1 Play Area with Play Equipment

Open Lawn Areas

Support Facilities:

Paved Walkways

Reinstra Ball Fields Park - Neighborhood

Phasing: Existing

Park acreage: 7.12 acres

Primary facilities:

4 Baseball Fields with lighting

Restrooms and Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (107 spaces)

Additional Facilities:

2 Concession Buildings

Rohr Park - Community

Phasing: Existing

Park acreage: 59.46 acres

Primary Facilities:

2 Multi-Purpose Ball Fields (Baseball / Softball) (2 with lighting)

2 Softball fields

3 Multi-Purpose Fields (Overlay)

2 Basketball Courts

85 Picnic Tables, (7 group shade structures)

3 Play Areas with Play Equipment

3 Restroom Buildings

Informal Skate Area

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lots with lighting (371 spaces.)

Additional Facilities:

Rohr Manor

Maintenance Building and Yard

Park Ranger Offices Building

Mini-Railroad

Equestrian Ring and Buildings

- S -

Salt Creek Community Park - Community

Phasing: Existing

Park acreage: 19.80 acres

Primary Facilities:

2 Multi-Purpose Fields

2 Tennis Courts with lighting

2 Basketball Courts with lighting

1 Arena Soccer Facility

12 Picnic Tables, (5 Shade Structures.)

1 Play Areas with Play Equipment

Restrooms / Maintenance Building
Gymnasium with an Annex (20,000 sq ft)
Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting
Parking Lot (153 parking spaces)

Additional Facilities:

Informal Skate Boarding / Roller Blading Area
Area Soccer

Santa Cora Park – Neighborhood

Phasing: Existing
Park acreage: 5.70 acres

Primary Facilities:

1 Tennis Courts with lighting
1 Basketball Court with lighting
26 Picnic Tables, (6 Shade Structures)
1 Play Area with Play Equipment
Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Additional Facilities:

Overlook area with seat wall and benches

Santa Venetia Park - Neighborhood

Phasing: Existing
Park acreage: 7.66 acres

Primary Facilities:

1 Softball Field
1 Multi-Purpose Field
1 Tennis Court with lighting
2 Basketball Courts with lighting
7 Picnic Tables, (2 Shade Structures)
1 Play Area with Play Equipment
Restrooms / Maintenance Building
Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting
Parking Lot (36 spaces)

SDG&E Park - Neighborhood

Phasing: Existing
Park acreage: 20.14 acres

Primary Facilities:

1 Multi-Purpose Field
½ Basketball Court with lighting
1 Play Area with Play Equipment
3 Picnic Tables (3 shade structures)
Open Lawn Areas

Support Facilities:

Parking Lot (20 spaces)

Sherwood Park - Mini

Phasing: Existing

Park acreage: 0.28 acres

Facilities:

Open Lawn Areas

St. Germain Tennis Courts - Mini

Phasing: Existing

Park acreage: 1.10 acres

Primary Facilities:

2 Tennis Courts

Sunbow - Neighborhood

Phasing: Existing

Park acreage: 3.72 acres

Primary Facilities:

1 Multi-Purpose Field

3 Tennis Courts

7 Picnic Tables

1 Play Areas with Play Equipment

Open Lawn Areas

Support Facilities:

Pathways

Sunridge Park – Neighborhood

Phasing: Existing

Park acreage: 6.58 acres

Primary Facilities:

1 Multi-Purpose Field

1 Basketball Court with lighting

6 Picnic Tables

2 Play Areas with Play Equipment

1 Restroom

Open Lawn Areas

Support Facilities:

Paved Walkways

Additional Facilities:

Fitness course / Par course

Sunset View Park - Neighborhood

Phasing: Existing

Park acreage: 11.70 acres

Primary Facilities:

2 Multi-Purpose Fields

2 Basketball Courts with Lighting

1 Roller hockey Court

22 Picnic Tables, (8 Shade Structures including 1 large group shelter)

1 Play Area with Play Equipment

Restrooms / Maintenance Building
Open Lawn Areas
Support Facilities:
View Gazebo
Paved Walkways with Lighting
Parking Lot (70 spaces)

- T -

Terra Nova Park - Neighborhood

Phasing: Existing
Park acreage: 16.95 acres
Primary Facilities:
1 Softball Field
1 Multi-Purpose Field
2 Tennis Courts with lighting
1 Basketball Court with lighting
12 Picnic Tables, (5 Shade Structures)
1 Play Area with Play Equipment
Restrooms and Maintenance Building
Open Lawn Areas
Support Facilities:
Paved Walkways with lighting
Parking Lot (51 spaces)

Tiffany Park - Neighborhood

Phasing: Existing
Park acreage: 5.28 acres
Primary facilities:
6 Picnic Tables, (1 Shade Structure)
1 Play Area with Play Equipment
Open Lawn Areas
Support Facilities:
Paved Walkways

- U -

Unnamed - Community Park (Bayfront – Sweetwater District)

Phasing: 2015–2020
Park acreage: 17.60 acres
Primary facilities:
10 Picnic Tables, (quantity of shade structures to be determined through individual park design process.)
1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Restrooms and Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (the quantity of spaces to be determined through the individual park design process.)

Support Feature:

Public Art

Unnamed - Community Park (Bayfront – Harbor District)

Phasing: 2015–2020

Park acreage: 11.38 acres

Primary facilities:

8 Picnic Tables, (quantity of shade structures to be determined through individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms and Maintenance Building

Recreation Annex (5,500 sq ft)

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (the quantity of spaces to be determined through the individual park design process.)

Support Feature:

Public Art

Unnamed - Community Park (Bayfront – Otay District)

Phasing: 2015–2020

Park acreage: 24.4 acres

Primary facilities:

10 Picnic Tables, (quantity of shade structures to be determined through individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determine through the individual park design process.)

Restrooms and Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (the quantity of spaces to be determined through the individual park design process.)

Support Feature:

Public Art

Unnamed - Community Park (Beyer Way)

Phasing: 2015-2020

Park acreage: 20.00 acres

Primary Facilities

3 Multi-Purpose Fields (with lighting)

2 Tennis Courts (with lighting)

2 Basketball Courts (with lighting)
10 Picnic Tables, (quantity of shade structures to be determined through individual park design process)
2 Play Areas with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Restrooms / Maintenance Building
1 Dog Park
Open Lawn Areas
Support Facilities:
Paved Walkways with lighting
Parking Lot (quantity of parking spaces to be determined through the individual park design process.)

Unnamed Neighborhood – (Eastern Urban Center)

Phasing: 2015-2025

Park Acreage: 25.60 acres**

Primary Facilities:

2 Multi-Purpose Fields
2 Tennis Courts with lighting
1 Basketball Courts with lighting
12 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)
5 Play Areas with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Restrooms / Maintenance Building
2 Dog Parks
Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting
Parking Lot (the need for parking to be determined through the individual park design process.)

Additional Facilities:

Skate Boarding / Roller-blading Area

***Park acreage required to be distributed throughout the EUC in varying sized parks that respect the urban character of area. Overall EUC area encompasses multiple ownerships. Park facilities for the McMillin portion of EUC are subject to the approved Park Construction Agreement (City Council Resolution 2009-224).*

Unnamed - Community Park (Landfill Site) (Potential Park Site)

Phasing: 2015-2025 (subject to environmental assessment)

Park acreage: 35.00 acres

Primary Facilities

3 Multi-Purpose Fields
7 Multi-Purpose Ball Fields (Softball / Baseball Fields with lighting)
4 Tennis Courts with lighting
15 Picnic Tables, (quantity of shade structures to be determined through individual park design process)
1 Play Areas with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities

Paved Walkways with lighting

Parking Lot (quantity of parking spaces to be determined through the individual park design process.)

Additional Facilities

Skate Boarding/Roller Blading Area

Unnamed - Community Park (Lower Sweetwater)

Phasing: 2015-2025

Park acreage: 15.00 acres

Primary facilities:

3 Multi-Purpose Fields with lighting

2 Tennis Courts with lighting

1 Basketball Court with lighting

18 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Areas with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building (To accommodate maintenance crews, supervisor, and yard)

1 Dog Park

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (quantity of parking spaces to be determined through the individual park design process.)

Unnamed - Community Park (Otay Ranch Village 4)

Phasing: 2015-2025

Park acreage: 70.00 acres

Primary facilities:

8 Softball Fields with lighting

4 Soccer Fields with lighting

4 Tennis Courts with lighting

1 Basketball Courts (indoors)

30 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

3 Play Areas with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building (To accommodate maintenance crews, supervisor, and yard)

Community Center w/ Annex (20,000 sq ft)

Aquatic Complex (63,710 sq ft)

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lot (quantity of parking spaces to be determined through the individual park design process.)

Additional Facilities:

Plaza

Unnamed - Community Park (Otay Ranch Village 8 East)

Phasing: 2015-2025

Park acreage: 55.00 acres

Primary facilities:

4 Softball Fields with lighting

6 Soccer Fields with lighting

4 Tennis Courts with lighting

2 Basketball Courts with lighting

20 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

2 Play Areas with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building (To accommodate maintenance crews, supervisor, and yard)

Open Lawn Areas

Community Center & Annex (23,812 sq ft)

Support Facilities:

Paved Walkways with lighting

Parking Lot (quantity of parking spaces to be determined through the individual park design process.)

Additional Facilities:

Unnamed – Neighborhood Park (Chula Vista Memorial Annex)

Phasing: 2015-2025

Park acreage: 5.00 acres

Primary Facilities:

Open Lawn Area

1 Play Area

1 Tennis Court

Community Center Annex (3,000 sq ft)

Support Facilities:

Open Lawn Area

Decorative Paving

Seating Area

6 Picnic Tables

Support Feature:

Public Art, Water Feature, or Kiosk

Unnamed Neighborhood Park – Harbor View (Between Woodlawn and Broadway)

Phasing: 2015-2025

Park acreage: 15.00 acres++

Primary Facilities:

1 Multi-Purpose Field

2 Tennis Courts
1 Basketball Court
10 Picnic Tables (quantity of shade structures to be determined through the individual park design process.)
1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
1 Dog Park
Open Lawn Areas
Support Facilities:
Paved Walkways with Lighting
Parking (the need for parking to be determined through the individual park design process.)
Support Feature:
Public Art, Water Feature, or Kiosk
**Park acreage required may be distributed throughout the Northwest in varying sized parks that respect the Urban Core Specific Plan area character

Unnamed Neighborhood Park – Oxford Town (Southwest)

Phasing: 2015-2025
Park acreage: 5.00 acres
Primary Facilities:
1 Multi-Purpose Field
1 Tennis Court
1 Basketball Court
6 Picnic Tables (quantity of shade structures to be determined through the individual park design process.)
1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Open Lawn Areas
Support Facilities:
Paved Walkways with Lighting
Parking (the need for parking to be determined through the individual park design process.)

Unnamed Neighborhood Park – Palomar Gateway (Southwest)

Phasing: 2015-2025
Park acreage: 5.00 acres
Primary Facilities:
1 Multi-Purpose Field
1 Tennis Court
1 Basketball Court
6 Picnic Tables (quantity of shade structures to be determined through the individual park design process.)
1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Open Lawn Areas
Support Facilities:
Paved Walkways with Lighting
Parking (the need for parking to be determined through the individual park design process.)

Unnamed - Neighborhood Park - Rios Avenue (Southwest)

Phasing: 2015-2025

Park acreage: 10.00 acres

Primary facilities:

2 Multi-Purpose Field

8 Picnic Tables, (3 Shade Structures)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Unnamed - Neighborhood Park A (Village 2)

Phasing: 2015-2025

Park acreage: 6.90 acres

Primary facilities:

1 Multi-Purpose Field

1 Tennis Court with lighting

1 Basketball Court with lighting

8 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

1 Dog Park

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Unnamed - Neighborhood Park B (Village 2)

Phasing: 2010-2020

Park acreage: 7.10 acres

Primary Facilities:

1 Multi-Purpose Field

1 Softball Field

2 Tennis Courts with lighting

8 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Unnamed – Town Square (Village 2)

Phasing: 2010-2020

Park acreage: 1.4 acres

Primary Facilities:

1 Multi-Purpose Space

2 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

Support Facilities:

Paved Walkways with Lighting

Unnamed - Neighborhood Park (Village 3)

Phasing: 2015-2025

Park acreage: 7.0 acres

Primary Facilities:

1 Multi-Purpose Field

1 Softball Field

1 Tennis Courts with lighting

8 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Unnamed - Neighborhood Park (Village 4)

Phasing: 2015-2025

Park acreage: 7.0 acres

Primary Facilities:

1 Multi-Purpose Field

1 Tennis Courts with lighting

8 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Unnamed – Neighborhood Park (Village 8 East)

Phasing: 2015-2025

Park acreage: 7.00 acres

Primary Facilities:

1 Multi-Purpose Field

1 Basketball Court with lighting

1 Tennis Court with lighting

8 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)
1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Restrooms / Maintenance Building
1 Dog Park
Open Lawn Areas
Support Facilities:
Paved Walkways with Lighting
Parking (the need parking to be determined through the individual park design process.)

Unnamed – Neighborhood Park (Village 8 West)

Phasing: 2015-2025
Park acreage: 7.5 acres
Primary Facilities:
1 Multi-Purpose Ball Fields (Softball / Baseball Field)
1 Multi-Purpose Field
1 Basketball Court with lighting
8 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)
1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Restrooms / Maintenance Building
1 Dog Park
Open Lawn Areas
Support Facilities:
Paved Walkways with Lighting
Parking (the need parking to be determined through the individual park design process.)

Unnamed – Neighborhood Park (Village 9)

Phasing: 2015-2025
Park acreage: 12.5 acres
Primary Facilities:
2 Multi-Purpose Field
2 Tennis Courts with lighting
8 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)
1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
Restrooms / Maintenance Building
Open Lawn Areas
Community Center & Annex (23,812 sq ft)
Support Facilities:
Paved Walkways with Lighting
Parking (the need parking to be determined through the individual park design process.)

Unnamed – Neighborhood Park (Village 10)

Phasing: 2015-2025

Park acreage: 7.0 acres

Primary Facilities:

1 Multi-Purpose Ball Fields (Softball / Baseball Field)

1 Multi-Purpose Field

2 Tennis Courts with lighting

1 Basketball Court with lighting

8 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking (the need parking to be determined through the individual park design process.)

Unnamed – Neighborhood Park Fourth & Orange (Library Park / SDG&E Easement)

Phasing: 2010-2020

Park acreage: 3.9 acres

Primary facilities:

1 Multi-Purpose Field

1 Half Basketball Court

Facilities to be determined through the individual park site design process:

1 Off -leash Dog Area

6 Picnic Tables

1 Play Area with Play Equipment, (age appropriate equipment)

Support Facilities:

Paved Walkways with Lighting

Parking Lot

Unnamed - Neighborhood Park A (Village 13 Unincorporated Area of City Sphere)

Phasing: 2015-2020

Park acreage: 9.40 acres (Subject to Change based on number of Dwelling Units)

Primary Facilities:

1 Softball Field

1 Soccer Field

2 Tennis Courts with lighting

2 Basketball Courts with lighting

7 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Unnamed - Neighborhood Park B (Village 13 Unincorporated Area of City Sphere)

Phasing: 2015-2020

Park acreage: 9.40 acres (Subject to Change based on number of Dwelling Units)

Primary Facilities:

1 Softball Field

1 Soccer Field

2 Tennis Courts with lighting

2 Basketball Courts with lighting

7 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Unnamed Pedestrian Parks – Village 3

Phasing: 2015-2025

Park acreage: 2.5 acres

Primary Facilities:

Open Lawn Areas

1 Basketball

2 Play Areas

Support Facilities:

Pergola

2 Picnic Tables

Seating Area

Support Feature:

Public Art, Water Feature, or Kiosk

Unnamed Pedestrian Park – Village 8 East

Phasing: 2015-2025

Park acreage: 1.0 acre

Primary Facilities:

Open Lawn Areas

1 Play Area

Support Facilities:

Pergola

2 Picnic Tables

Seating Area

Support Feature:

Public Art, Water Feature, or Kiosk

Unnamed Pedestrian Parks – Village 9

Phasing: 2015-2025

Park acreage: 6.20 acres

Primary Facilities:

Open Lawn Areas

2 Play Area

Support Facilities:

Pergola

4 Picnic Tables

Seating Area

Support Feature:

Public Art, Water Feature, or Kiosk

Unnamed Pedestrian Parks – Village 10

Phasing: 2015-2025

Park acreage: 3.8 acres

Primary Facilities:

Open Lawn Areas

3 Play Areas

Support Facilities:

Pergola

4 Picnic Tables

Seating Area

Support Feature:

Public Art, Water Feature, or Kiosk

Unnamed Town Squares – Village 8 West

Phasing: 2015-2025

Park acreage: 3.1 acres

Primary Facilities:

Open Lawn Areas

1 Play Area

Support Facilities:

Pergola

4 Picnic Tables

Seating Area

Support Feature:

Public Art, Water Feature, or Kiosk

Unnamed Town Squares – Village 9

Phasing: 2015-2025

Park acreage: 5.0 acres

Primary Facilities:

Open Lawn Areas

1 Play Area

Support Facilities:

Pergola

4 Picnic Tables

Seating Area
Support Feature:
Public Art, Water Feature, or Kiosk

Unnamed Urban Park B – Civic Center Library

Phasing: 2010-2020
Park Acreage: 0.60 acres
Primary Facilities:
1 Play Area
Open Lawn Areas
Support Facilities:
2 Picnic Tables
Seating Area
Support Feature:
Public Art

Unnamed Urban Park C – Third /Fourth

Phasing: 2010-2020
Park Acreage: 1.00 acre
Primary Facilities:
Open Lawn Areas
Support Facilities:
Pergola
Seating Area
Support Feature:
Public Art, Water Feature, or Kiosk

Unnamed Urban Park D – H Street (Court House)

Phasing: 2010-2020
Park Acreage: 1.70 acres
Primary Facilities:
Open Lawn Areas
1 Play Area
Support Facilities:
Open Lawn Area
2 Picnic Tables
Seating Area
Support Feature:
Public Art, Water Feature, or Kiosk

Unnamed Urban Park E – H Street (5th Street)

Phasing: 2010-2020
Park Acreage: 0.50 acres
Primary Facilities:
Open Lawn Areas
1 Play Area
Support Facilities:
Pergola / Band shell
2 Picnic Tables
Seating Area

Decorative Paving
Support Feature:
Public Art, Water Feature, or Kiosk

Unnamed Urban Park F – H Street (Chula Vista Mall)

Phasing: 2010-2020
Park Acreage: 0.50 acres
Primary Facilities:
Open Lawn Areas
1 Play Area
Support Facilities:
Pergola / Band shell
2 Picnic Tables
Seating Area
Decorative Paving
Support Feature:
Public Art, Water Feature, or Kiosk

Unnamed Urban Park G – H Street (Woodlawn)

Phasing: 2010-2020
Park acreage: 0.50 acres
Primary Facilities:
Open Lawn Areas
2 Tennis Courts
1 Play Area
Support Facilities:
Pergola
2 Picnic Tables
Seating Area
Support Feature:
Public Art, Water Feature, or Kiosk

Unnamed Urban Park H – Broadway / F St.

Phasing: 2010-2020
Park acreage: 0.50 acres
Primary Facilities:
Open Lawn Areas
1 Dog Park
Support Facilities:
Pergola
2 Picnic Tables
Seating Area
Support Feature:
Public Art, Water Feature, or Kiosk

- V -

Valle Lindo Park - Neighborhood

Phasing: Existing

Park acreage: 4.35 acres

Primary Facilities:

1 Basketball Court

4 Picnic Tables, (4 With Shade Structures)

1 Play Areas with Play Equipment

Open Lawn Areas

Veterans Park - Neighborhood

Phasing: Existing

Park acreage: 10.50 acres

Primary Facilities

Community Center/Gymnasium 15,885 sq ft, Annex

1 Softball Field with lighting

1 Multi-Purpose Field with lighting

1.5 Basketball Courts with lighting

Informal skate boarding and roller blading facility

7 Picnic Tables (3 shade structures)

2 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Open Lawn Areas

1 Dog Park

Support Facilities

Paved Walkways with lighting

Parking (72 Spaces.)

Walk of Honor

Voyager Park – Neighborhood

Phasing: Existing

Park acreage: 11.24 acres

Primary facilities:

2 Multi-Purpose Fields

10 Picnic Tables, (6 within shade structures, 1 group)

2 Play Areas with Play Equipment

Restrooms, Concessions and Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Parking Lots with lighting (94 spaces)

- W -

Will T. Hyde (Friendship Park) - Neighborhood

Phasing: Existing

Park acreage: 4.00 acres

Primary Facilities:

Open Lawn Areas

Support Facilities:

Paved Walkways with lighting

Support Feature:

Public Art

Windingwalk Park - Neighborhood

Phasing: Existing

Park acreage: 7.12 acres

Primary facilities:

1 Softball Field

1 Multi-Purpose Field

1 Basketball Court with lighting

1 Tennis Court with lighting

13 Picnic Tables 3 shade structures

1 Play Area with Play Equipment

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking (25 Spaces)

- X -

None

- Y -

None

- Z -

None

Tentative Sites Only

Otay Valley Regional Park (Tentative Sites Only)

Area 6 (Subject to policies contained in the Otay Valley Regional Park Concept Plan)

Phasing: 2010-2020

Park acreage: 10-20 acres

Primary facilities:

Multi-Purpose Field(s) (the need for field lighting to be determined through the individual park design process.)

Facilities to be determined through the individual park site design process:

Tennis Courts with lighting

Basketball Courts with lighting

Picnic Tables

Play Areas with Play Equipment, (age appropriate equipment)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot with Lighting (the need for off-street parking to be determined through the individual park design process.)

Area 7 (Subject to policies contained in the Otay Valley Regional Park Concept Plan)

Phasing: 2010-2020

Park acreage: 10-20 acres

Primary facilities:

Multi-Purpose Field(s) (the need for field lighting to be determined through the individual park design process.)

Facilities to be determined through the individual park site design process:

Tennis Courts with lighting

Basketball Courts with lighting

Picnic Tables

Play Areas with Play Equipment, (age appropriate equipment)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot with Lighting (the need for off-street parking to be determined through the individual park design process.)

Area 10 (Subject to policies contained in the Otay Valley Regional Park Concept Plan)

Phasing: 2010-2020

Park acreage: 10-20 acres

Primary facilities:

Multi-Purpose Field(s) (the need for field lighting to be determined through the individual park design process.)

Facilities to be determined through the individual park site design process:

Tennis Courts with lighting

Basketball Courts with lighting

Picnic Tables

Play Areas with Play Equipment, (age appropriate equipment)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot with Lighting (the need for off-street parking to be determined through the individual park design process.)

Area 11 (Subject to policies contained in the Otay Valley Regional Park Concept Plan)

Phasing: 2010-2020

Park acreage: 10-20 acres

Primary facilities:

Multi-Purpose Field(s) (the need for field lighting to be determined through the individual park design process.)

Facilities to be determined through the individual park site design process:

Tennis Courts with lighting

Basketball Courts with lighting

Picnic Tables

Play Areas with Play Equipment, (age appropriate equipment)

Restrooms / Maintenance Building

Open Lawn Areas

Support Facilities:

Paved Walkways with Lighting

Parking Lot with Lighting (the need for off-street parking to be determined through the individual park design process.)

CHAPTER 5

FUNDING NEW PARK AND RECREATION FACILITIES

The delivery of new park and recreation resources required for new residential development are made possible through two primary development impact fee based programs, the recreation component of the Public Facilities Development Impact Fee program and the Park Acquisition and Development Fee program. Implementation of the two fee programs has resulted in a successful park system that adds to the quality of life of Chula Vista residents. The following narrative provides a description of the two programs.

A. Recreation Component - Public Facilities Development Impact Fee

In 1987, the Park Development Ordinance was revised to include major recreation facilities in community parks. Historically, however, park development fees (PAD) fees have not been sufficient to construct these additional, large capital items.

As part of the 2002 Parks & Recreation Master Plan study, the City determined that the Public Facilities Development Impact Fee (PFDIF) should also be the mechanism to collect funds needed to build major recreation facilities. These facilities include community centers, gymnasiums, special population centers and swimming pools.



To facilitate the construction of facilities on a timely basis and to keep developer fees within reasonable levels, a recreation component was added to the City's Public Facilities Development Impact Fee (PFDIF) program. This mechanism is beneficial since it allows for planned facilities to be constructed without the need for external financing.

As detailed in the *Public Facilities DIF, November 2002 Amendment*, a new baseline recreation standard for the City was established with the introduction of the recreation component of the PFDIF.

The 2002 PFDIF identified the need for 148,348 square feet of recreational facilities through build-out under the 1995 General Plan. Between 2000 and 2002, the City received 3,665 square feet of recreation facilities, leaving a developer obligation in 2002 of 142,199 square feet. However based on the community needs

assessment conducted in 1997, the square footage need was adjusted downward to 140,595 square feet.



The 2002 PFDIF identified four key park sites to receive recreation facilities. Three of the sites (Veterans Park, Saltcreek Park, and Monte Valle Park) were under construction in 2005. All three sites were opened for public use by the second half of 2006. The fourth site (Otay Ranch Community Park) has an identified development timeline of 2015-2025.

As discussed above, a baseline recreation service standard (1.32 square feet per person) was established based on methodologies established in the 2002 PFDIF Amendment. Based on the established service standard, the 2002 PFDIF Amendment stated, "...pending an "extraordinary" increase in dwelling unit totals, the total square footage required from developers will not exceed 140,595 SF". An "extraordinary" DU increase is defined as an increase in excess of 2,000 residential dwelling units above and beyond what was anticipated in the previously forecasted growth projections under the General Plan in effect in 2002. The General Plan Update adopted in December 2005 represents an "extraordinary" dwelling unit increase. The increase in dwelling units represents square footage of major recreation facilities above and beyond the 2002 identified 140,595 square feet.

To determine the additional square footage required beyond what was identified in the 2002 PFDIF, it is necessary to identify the difference between the build-out assumptions for Chula Vista identified in the 2002 PFDIF (274,582) and the build-out assumption (317,100) identified in the General Plan Update 2005 and development forecast updates prepared by the Chula Vista Development Services Department (September 2010). The 2002 PFDIF utilized SANDAG's "Smart Growth" forecast for Chula Vista build-out. Based upon the increase in build-out population anticipated under the General Plan Updated 2005 and development forecast update, an additional 42,518 persons are anticipated compared to the 2002 PFDIF. The increase of 42,518 in population translates to 56,124 square feet of recreation facility ($42,518 \times 1.32 = 56,124$). Added to this is the previously identified and yet to be constructed 20,000 square foot Village 4 community park community center, thus bringing the total to 76,124 square feet.

Based on the conclusions and recommendations presented in Chapters 2 and 4 (in addition to the 2002 PFDIF define recreation facilities) recreation facilities to be added due to the "extraordinary" dwelling unit increase resulting from the adoption of the General Plan Update 2005 are as follows:

Table 5-1
Additional Future Recreational Facilities

Park Location	Facility	Square Footage
Unnamed Bayfront – Harbor District	Community Center	5,500
Unnamed Memorial Annex	Community Center	3,000
Unnamed Village 4 Community Park	Community Center	20,000
Unnamed Village 8E Community Park	Community Center	23,812
Unnamed Village 9	Community Center Gymnasium	23,812
Total		76,124

The square footages identified in Table 5.1 are also identified in Chapter 4, Tables 4-3, 4-4, and 4-7. A future amendment to the Chula Vista PFDIF will need to address the “extraordinary” increase in dwelling units resulting from the adoption of the General Plan Update in December 2005 and development forecast updates prepared by the Chula Vista Development Services Department (September 2010).

B. Park Acquisition and Development Fees



The primary mechanism related to the funding of new parks related to new residential development is described in Chapter 17.10, Parklands and Public Facilities, of the Chula Vista Municipal Code. The code requires developers of residential subdivisions and divisions created by parcel maps and residential developments not requiring final subdivision or parcel maps, to dedicate, improve, or make payment of fees in lieu thereof or combination thereof, of parkland as required by the city. Developer dedication of parkland to the City, when deemed suitable for park purposes by the City, results in a credit toward the parkland obligation related to new residential development.

The cost of delivering park facilities changes over the years based on market conditions, sound engineering, financing, and planning information related to land cost and construction costs. Chapter 17.10 of the Chula Vista Municipal Code identifies how the parkland development and parkland acquisition fees are periodically reviewed and amended to reflect the true cost of parkland delivery. The City of Chula Vista Master Fee Schedule outlines Park Acquisition and Development (PAD) Fee requirements for each residential unit type. It's important to emphasize that park development costs do not include costs for construction of major recreation facilities, as these are included in the PFDIF program.

The development portion of the fee is subject to change on each October 1, based on the one-year change (from July to July) in the

20-City Construction Cost Index, as published monthly in the Engineering News Record. These fees will provide the funds necessary to construct the planned parks in the City. The City, as part of the design-build development process, will typically construct future parks. Depending on the scale of future public parks, the City may deem turnkey park development as appropriate on a case-by case basis as well.

CHAPTER 6

WESTERN CHULA VISTA PARK DELIVERY

A. Background



As identified in the General Plan, historic park development in western Chula Vista has been impacted by several factors: pre-existing park development standards that differ from current City standards; the Quimby Act (State legislation that applies only to new development); and Proposition 13 (state legislation limiting property tax revenues). The current citywide standard for new park development (based on the Quimby Act) provides for the dedication and development of three acres of parkland for every 1,000 residents, or the payment of in-lieu fees.



While future growth will result in the need and requirement for additional parklands and recreational facilities, there will be increased challenges in securing appropriate park and recreation sites in western Chula Vista, where land is primarily built out. Lack of vacant and under-utilized parcels of land and/or competing demands and uses for land in the west represent obstacles to expanding park and recreation facility inventory. Developing creative strategies for delivering park and recreation facilities is essential to implementing the citywide standard for new park development.

B. Park Delivery Framework



Citywide parkland inventory will need to expand in order to support new residential development. Increasing park inventory necessitates the acquisition of land suitable to support park development. New parkland development within the eastern territories (areas east of I-805) will continue to be acquired primarily through developer dedication of parkland. In the western portions of the City, new parkland development will be achieved through a combination of parkland dedication and the payment of parkland in-lieu fees. The collection of in-lieu fees will facilitate the purchase of parkland by the City. Concern exists regarding the challenge of acquiring new parkland and the cost associated with acquiring parkland in developed areas of the City, particularly western Chula Vista.

Strategies for future western Chula Vista parkland development include developing or utilizing parks on public agency controlled lands, developing parks on underutilized and vacant lands suitable

for parks, and developing parks of varying sizes that demonstrably meet defined recreational needs. Future recreational needs in western Chula Vista can be addressed by applying these strategies.



Public Agency Lands: Future park sites in western Chula Vista, as identified in the General Plan Update 2005, include the introduction of park sites on vacant or under utilized lands currently under public agency control. Public agency control lands include parcels in the Lower Sweetwater, Rios Avenue, and Unified Port of San Diego Bayfront areas. Land suitable for park development that is currently under the control of public agencies affords an opportunity to utilize such future parkland inventories to support future residential growth.

Increases in population resulting from new residential growth in western Chula Vista, based on future population forecast identified in the General Plan Update 2005, are estimated at 25,500. Based on the established standard of 3 acres of parkland per 1,000 persons, future development of western Chula Vista will necessitate 76.5 acres of new parkland. Additional development related to the Bayfront Master Plan would require up to an additional 19.31 acres of parkland beyond that assumed in the 2005 General Plan Update, bringing the western Chula Vista total future park need to 95.81 acres. Table 6-1 summarizes the anticipated contribution of publicly controlled lands towards new residential growth in western Chula Vista.

Table 6-1
Existing Public Agency Lands / Future Park Sites

Public Agency	Location	Acres
City	Lower Sweetwater Site	14.00
City	Rios Site	10.00
Port District	Bayfront	25.80*
Total		49.80
*Planned Bayfront park acreage not related to Bayfront park development obligation. (Source: CV Bayfront Master Plan FEIR)		

Public agencies have the ability to utilize the publicly controlled land inventories as an inducement for redevelopment. This is a potential strategy to reduce overall parkland acquisition costs within western Chula Vista where challenges of parkland acquisition exist. Public agency lands suitable for future park development account for approximately half of the future parkland

inventory envisioned in the General Plan Update 2005 plus Bayfront Master Plan, thereby affording an opportunity to the City to deliver parkland at a cost basis that supports redevelopment efforts.



Underutilized and Vacant Lands: The update to the General Plan (2005) focused primarily on the revitalization and redevelopment within the older, developed areas in the western portion of the City. Future redevelopment efforts will include reconstruction on underutilized parcels of land as well as infill development of vacant parcels. Future development of residential dwelling units will necessitate delivery of additional park and recreation facilities to serve residents. While some of the future parkland obligation will be met in the context of public agency lands (as discussed above) a portion of future park sites will represent parkland offered for dedication by developers of residential development. Additionally, residential projects of a smaller scale (typically less than 50 dwelling units), as permitted by ordinance, may meet parkland obligation through the payment of in-lieu fees. When aggregated together, the in-lieu fees provide the City with the opportunity to acquire land suitable for park purposes. Table 6-2 summarizes the anticipated contribution of future parkland resulting from the introduction of new residential units in western Chula Vista not related to public agency lands. Park acreages indicated represent goals; actual park sizes implemented are expected to vary. The sites contained in the table are also identified in the General Plan Update 2005.

Table 6-2
Existing Underutilized and Vacant Parcels / Future Park Sites

Site	Park Category	Acre (Estimate)
Beyer Way	Community	20.0
Harbor View	Neighborhood	15.0
Memorial Annex	Neighborhood	5.0
Oxford Town	Neighborhood	5.0
Palomar Gateway	Neighborhood	5.0
Total		50.0

Urban Parks: Another strategy for deliver of future parks in western Chula Vista includes the implementation of the General Plan and Urban Core Specific Plan defined concept of urban parks. This approach is consistent with the strategy of developing parks of varying sizes that demonstrably meet defined recreational needs. As described in Chapter 3 of this document, smaller than traditional parks, urban parks provide an opportunity to deliver

park facilities in proximity to new infill housing within existing development areas such as northwest and southwest Chula Vista where parkland opportunities are limited. Urban infill development typically results in recreational needs that differ from more traditional suburban development based recreational demands. While similar recreational activities are desired by both suburban and urban infill project dwellers, the incidence of participation differs. For instance, based on the *2005 Parks and Recreation Needs Assessment* survey, 90 percent of urban dwellers are users of open green turf areas as opposed to 80 percent of suburban dwellers. Conversely, fewer urban dwellers (30 percent) utilize tot lots as compared to suburban dwellers (41 percent). These differing needs can translate into differing park site sizes and characteristics. Challenges in land availability within existing development areas, not experienced in green-field development areas such as east Chula Vista, warrant the use of urban parks in west Chula Vista. In east Chula Vista, urban parks/town squares may be appropriate when General Plan and/or Otay Ranch General Development Plan policies support an urban character for a project area.



Table 6-3 summarizes the anticipated contribution of urban parks toward future parkland inventory resulting from the introduction of new residential park units in western Chula Vista. Park acreages indicated represent goals; actual park sizes implemented are expected to vary. The sites contained in the table are also identified in the Urban Core Specific Plan. As development progresses in the west, additional urban park sites are anticipated.

Table 6-3
Future Urban Park Sites Western Chula Vista

Site	Park Category	Acres (Estimate)
Civic Center Library	Urban	0.6
Court House	Urban	1.7
3 rd /4 th Street	Urban	0.5
H St. / 5 th St.	Urban	0.5
H St. / Woodlawn	Urban	0.5
Broadway/F St.	Urban	0.5
H St. / CV Mall	Urban	0.5
Total		4.8

C. Implementation of Western Chula Vista Strategies

Combining these three key strategies (use of public agency land inventories, directing future park development to under utilized and vacant lands, and developing a portion of future parks as urban parks) will result in approximately 105 acres of additional developed parkland in western Chula Vista. The 105 acres is accounted for in the future parkland acreage inventory (928 acres excluding Landfill site) identified in Chapter 2. This amount of acreage is suitable to accommodate future residential growth anticipated under the General Plan and Bayfront Master Plan. Actual total future parkland acreage is dependent on total future number of residential dwelling units realized.

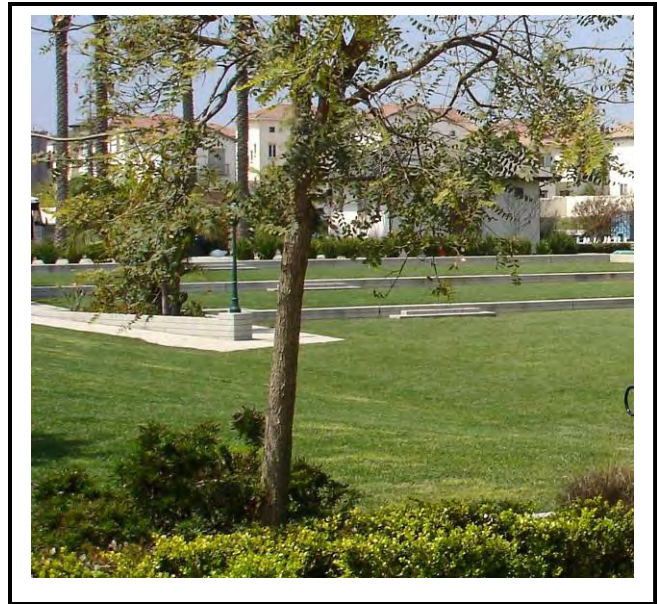
D. Urban Park Models



The graphics and photographic images contained on the following pages provide conceptual examples of urban park designs. Urban parks, when designed and amenitized to address identified recreation needs, can meet a portion of the overall park and recreation need.

While the Urban Park sites described in Table 6-3 are less than two acres in size, an urban park, by its definition can be up to four acres in size. Due to the challenges of acquiring land in western Chula Vista as well as possible future amendments to the General Plan there may be a need for additional urban parks in western Chula Vista beyond those identified in the table. Specialized and unique urban development within green-field areas may warrant consideration for urban parks as meeting a portion of recreation demand. The Otay Ranch General Development Plan identifies town squares, a type of public urban park space, for many of its villages. Given the possibility of a variety of urban park sizes, the urban park models contained on the following pages range in size from one half acre to four acres.

Urban Park Example A – (0.5 Acres)



Primary Facilities (Minimum of two)

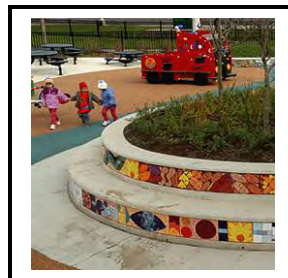
- Hard Court (Tennis, Basketball, Skate)
- Play Area w/Play Equipment
- Open Lawn Area (6,000 SF Minimum) (2X)

Support Facilities (Minimum of two)

- Open Lawn Area (4,000 SF Minimum)
- Off-leash Dog Area
- Seating Area
- Picnic Tables
- Picnic Shelter
- Band Shell
- Pergola

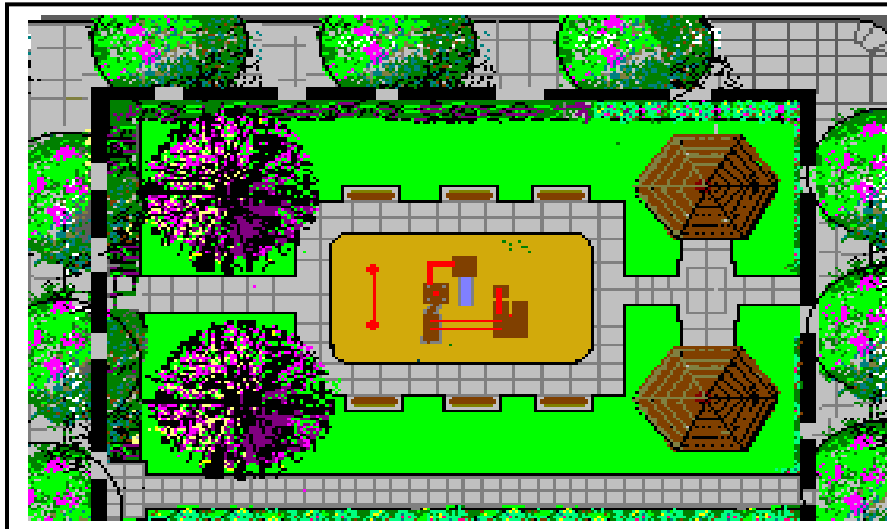
Support Feature (Minimum of one)

- Public Art
- Water Feature
- Kiosk
- Community Garden
- Seating Wall
- Decorative Paving



Note: Highlighted text denotes features contained in example park.

Urban Park Example B – (1.0 Acre)



Primary Facilities (Minimum of two)

- Hard Court (Tennis, Basketball, Skate)
- **Play Area w/Play Equipment**
- **Open Lawn Area (6,000 SF Minimum)**

Support Facilities (Minimum of two)

- Open Lawn Area (4,000 SF Minimum)
- Off-leash Dog Area
- **Seating Area**
- Picnic Tables
- **Picnic Shelter**
- Band Shell
- Pergola

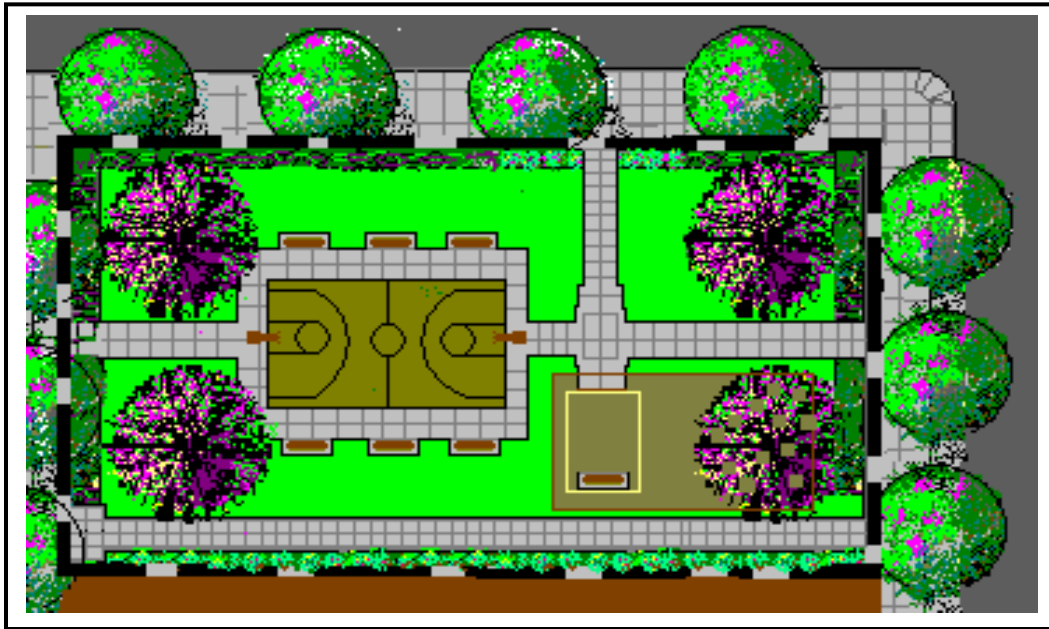
Support Feature (Minimum of one)

- **Public Art**
- Water Feature
- Kiosk
- Community Garden
- Seating Walls
- Decorative Paving



Note: **Highlighted** text denotes features contained in example park.

Urban Park Example C – (1.5 Acres)



Primary Facilities (Minimum of two)

- Hard Court (Tennis, Basketball, Skate)
- Play Area w/Play Equipment
- Open Lawn Area (6,000 SF Minimum)

Support Facilities (Minimum of two)

- Open Lawn Area (4,000 SF Minimum)
- Off-leash Dog Area
- Seating Area
- Picnic Tables
- Picnic Shelter
- Band Shell
- Pergola

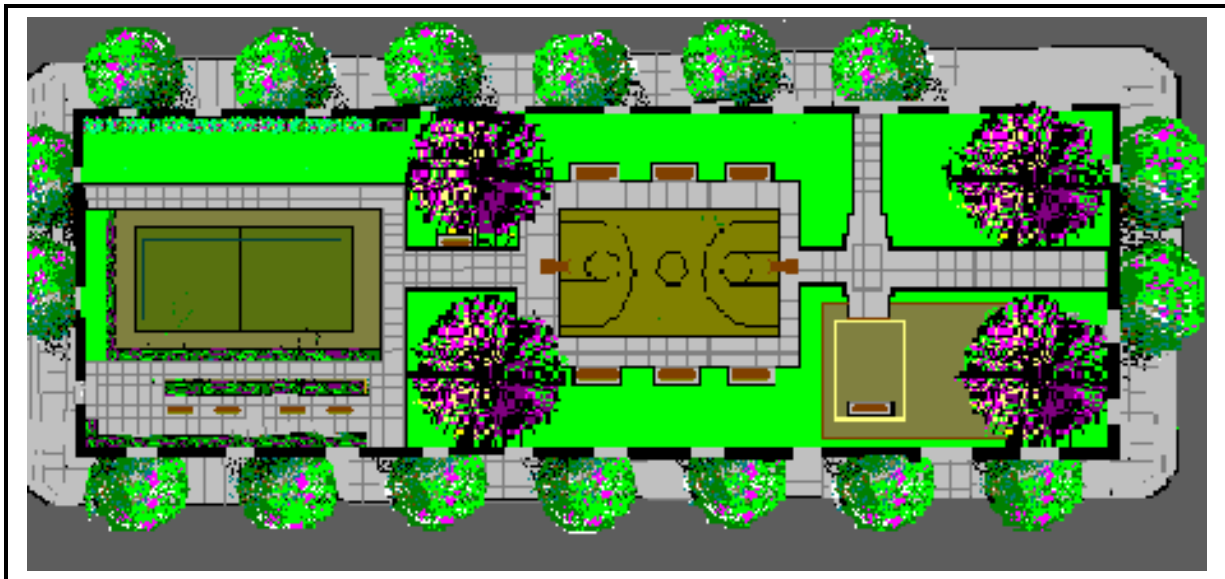
Support Feature (Minimum of one)

- Public Art
- Water Feature
- Kiosk
- Community Garden
- Seating Walls
- Decorative Paving



Note: Highlighted text denotes features contained in example park.

Urban Park Example D – (2.0 Acres)



Primary Facilities (Minimum of two)

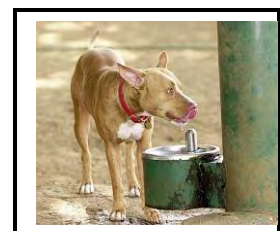
- Hard Court (Tennis, Basketball, Skate)
- Play Area w/Play Equipment
- Open Lawn Area (6,000 SF Minimum)

Support Facilities (Minimum of two)

- Open Lawn Area (4,000 SF Minimum)
- Off-leash Dog Area
- Seating Area
- Picnic Tables
- Picnic Shelter
- Band Shell
- Pergola

Support Feature (Minimum of one)

- Public Art
- Water Feature
- Kiosk
- Community Garden
- Seating Wall
- Decorative Paving



Note: Highlighted text denotes features contained in example park.

E. Inducements to Redevelopment



As described above, utilizing public agency lands suitable for parkland affords an opportunity to offer inducements for redevelopment activities in western Chula Vista.

Another benefit to utilizing public agency lands is that it reduces some of the challenges in securing appropriate park and recreation sites in western Chula Vista, where land is primarily built out. Utilizing public agency lands for parkland also reduces obstacles to expanding park and recreation facility inventory in a territory where competing demands and uses for land exist.

With nearly 50 percent of future parkland inventory demand being potentially available within public agency lands suitable for park development, the inventory of parkland could be drawn upon to induce redevelopment efforts.

This approach would permit, at the discretionary authority of the City Council, parkland credits to be granted to all or a portion of selected residential infill development projects. The selected projects would still be required to provide necessary park improvements (construction) and or pay in-lieu park development fees. This program is to be implemented in the near term as a method to initiate redevelopment efforts within the Urban Core Specific Plan Area. The program would be implemented at the City Council's sole discretion on a case-by-case basis, until such time that public land inventories are either no longer available or the program is deemed to be no longer necessary or desired to induce redevelopment efforts within western Chula Vista.

Selected residential infill development projects would need to meet predetermined criteria that support General Plan, Urban Core Specific Plan, and Housing Element goals and policies in order to be able to participate in the program. To be eligible for consideration, a project would need to meet eligibility criteria and conditions. Prior to the initiation of an inducement program, eligibility criteria and conditions would be established, and approved by the City Council.

Appendix A

DEMAND AND OPINION OF NEEDS ANALYSIS

Appendix A identifies the type and number of recreation facilities and the amount of land required to meet the recreation needs as of January 1, 2010 for both east and west Chula Vista. The January 2010 defined need represents the “current need.” Appendix A also identifies the type and number of recreation facilities required to meet the recreation needs of future residents (future need) resulting from population increases due to the addition of residential units in both east and west Chula Vista.

The information contained in this appendix represents a summary of quantitative and qualitative findings and conclusions. These conclusions have been derived from the consultant-prepared “Recreational Needs Assessment Report,” (quantitative), and surveys with key recreational stakeholders (qualitative). Key surveys included sport groups and community service providers.

Information contained in Appendix A has been summarized and is incorporated into Chapter 2.

A. Summary of Findings of the Needs Analysis

Year 2010 Chula Vista

Analysis shows that a majority of the current (year 2010) demand for parks and recreation resources is being met through the utilization of both public parkland and school land. Parks and recreation resources include park acreage and various types of recreational facilities.

Utilizing existing public parkland and existing school land, approximately 44 additional acres has been identified to meet the parks and recreation resource demand. If existing public school lands are not included, approximately 313 acres of public parkland is required to accommodate existing (year 2010) overall need (Table A-3).

Section E, “Outcome of Facilities Demand Needs Analysis,” details the type and number of recreational facilities required to meet the total Citywide demand as of the year 2010

Year 2030 Chula Vista

Future increases (beyond year 2010) in population resulting from new development in both the east and west portions of the City will result in demand for new facilities. New development projects containing residential dwelling units will contribute parkland and facilities to serve the population resulting from new development. Since the projected park acreage demand (based on Chula Vista Recreation Needs Assessment, March 2006) of 425 acres (Table A-4) is less than the anticipated

maximum 434 park acres that the City may exact under State Law (Quimby Act), adequate parkland acreage is anticipated.

B. Methodology and Process Used to Determine Needs

Demand for recreational facilities has been determined quantitatively by performing a statistically reliable random sample resident telephone survey. Qualitative information pertaining to resident's recreational practices and desires has been collected from questionnaire responses obtained from sports group participants and recreational program participants.

Table A-3 identifies the number of facilities needed to meet population (2010) needs. The number of facilities required to meet population resulting from new development (beyond 2010) is identified in Table A-4.

C. Demographics and Population Projections

Chula Vista is a fast-growing City with a (January 2010) population of approximately 237,595 (CA Department of Finance). By the year 2030 the City is expected to reach a population level of 317,100 based on existing (General Plan Update 2005, Bayfront Master Plan and University Villages forecast) land use policies. Increases in Chula Vista population, between 1990 and 2000, represent an annual average of 2.5 percent, as compared to the San Diego Countywide average of 1.2 percent. The average annual population increase for Chula Vista, between 2000 and 2010, is estimated at 3.2 percent, or about 9,000 persons per year, as compared to the San Diego Countywide average of 1.6 percent. After 2010, growth in the City is expected to moderate somewhat to an average of 3,900 persons per year. Future increases in City population will require a commensurate increase in available parkland and recreation facilities.

A slightly above-average proportion, (23.1 percent), of the City population is represented by children under 15 years of age (2010) as compared to the County as a whole (19.8 percent). The proportion of the City population represented by persons 65 and over is on par with the County as a whole, 10.9 percent and 11.7 percent respectively. SANDAG projections by age category for the City and County indicate a slight-below average growth in the age group less than 15 years of age, for the City population (17.1 percent) and for the County (18.4 percent). For the 65 years of age and over category, SANDAG projections indicate that the City will represent a slightly more than average proportion (21.8 percent) as compared to the County as a whole (19.6 percent). The under 14 years segment of the population is expected to grow, but at a lower rate than in recent years. The segment of the population that is expected to grow at above average rates in San Diego County (approximately three and one-half times the rate of the total county population) includes those over 65 years of age. For Chula Vista, the over 65 segment of the population is expected to grow four times the rate of the total city population between 2010 and 2050 and will represent approximately 21.8 percent of the total

City population. This segment's future recreation needs will need to be considered (i.e. senior centers, etc.).

As identified in the Public Facilities and Services chapter of the General Plan Update 2005, demand for school facilities will continue to increase as the City's population grows. Both the Chula Vista Elementary School District (grades K through 6) and the Sweetwater Union High School District (junior and senior high schools) actively plan for modernization and expansion of campuses to accommodate anticipated increases in enrollment. Eastern Chula Vista's residential growth since 2000 has been high, with continued high growth expected. In addition, population growth in western Chula Vista may place demands on existing facilities.

D. Demands

1. Quantitative – Telephone Survey

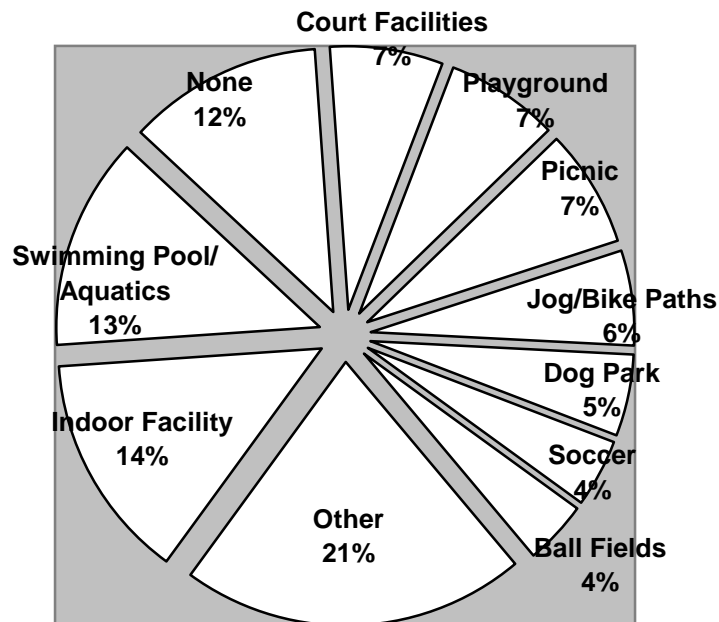
Research Network, Ltd. was retained by the City to design and implement a resident telephone survey among current households of the City of Chula Vista as well as residents of housing deemed exemplary of anticipated development within Chula Vista's future. A statistically valid number of interviews were completed with adult household heads living in the City of Chula Vista (both east and west). Interviews were also conducted with adult heads of households among residents of residential properties within the Little Italy and surrounding areas of downtown San Diego deemed exemplary of future development anticipated in western Chula Vista. Respondents were contacted through the use of a random digit dial sample as well as development of a list of telephone numbers referenced to know addresses in the sample areas. The sample telephone survey of residents was utilized to assess their recreation needs and preferences and the current patterns of recreation activity. The survey contained lines of questioning regarding specific participation rates for a variety of recreational facilities.

Results of the telephone survey have been tabulated and cross-tabulated to provide a basis for determining current recreational patterns, recreational preferences and potential future demand for specific recreational facilities.

The telephone survey results have been used to develop "Facility Demand Ratios" for 2010 (Table A-3) and 2030 (Table A-4) for each recreation facility. The Chula Vista Recreation Needs Assessment (2005) prepared by Research Network, Ltd. contains a detailed explanation of how the Facility Demand Ratios were derived. Research Network, Ltd. utilized assessment methods recognized and supported by the National Parks And Recreation Association (NPRA). The ratio represents the number of persons served by each facility. For example, the demand ratio (2010) for tennis is one tennis court for every 2,900 persons. The total number of recreation facilities required can be determined by applying the current and forecasted population estimates to the ratios.

A key survey finding indicated that 91 percent of City households are park users. There were 71,115 households Citywide in 2005; 91 percent represents 64,715 households. Survey respondents were also asked to identify the one facility their household most desired to be added in Chula Vista. Thirteen percent of the respondent households indicated a desire for recreation pools. Seven percent of respondent households indicated a desire for picnic facilities and another seven percent identified playgrounds and tot lots. Biking and jogging paths, dog parks, soccer fields and tennis courts garnered six, five, four and four percent of the responses respectively. Respondent's results are illustrated in Figure A-1. These responses play an important role in the prioritization of future recreation facility development because they can be used to determine facilities required of future development to meet needs of increases in population resulting from new development.

Figure A-1
Percentage of Interest



Note: Category "Other" includes: Golf Course/Driving Range, Band Shell/Outdoor Concert Stage, Roller Hockey, Skateboard Park, Archery Range, Water Park, Fishing Facility, more parks, Open Space, Open Green Space, and Walking Trails.

2. Qualitative

Qualitative information pertaining to resident's recreational practices and desires has been collected from questionnaire responses obtained from sports group participants.

Information obtained from the 2005 sports organization survey was used to adjust the participation rates to reflect the number of players in baseball, softball, soccer, football and basketball. Other information obtained from the sports organization survey, such as team sizes, turnovers and seasonality, was used in calculating the number of facilities needed to meet existing population (2010). Since current participation rates are a reliable basis for determining future needs, information collected from the organized sports survey has also been used as a basis (combined with future population projections resulting from future development) for determining future needs.

The Chula Vista Organized Sports Survey results contained in the appendix reveal that both public park and public school sites currently serve in meeting only a portion of the current demand for organized game and practice game sport fields. While adult organized sport groups rely predominately on public park sites for meeting their recreational organized game needs, youth groups use both public park sites and public school sites to meet their organized game needs. The practice of programming field sports in both public park and school sites warrants consideration as an approach to meeting future recreation demands for field sport activities. Quasi-public sites (Schools) provide access on a limited basis therefore only half of actual inventory will be considered in addressing recreation demands for field sport activities.

As part of the General Plan Update public participation process, the City conducted community forums to solicit public comments on a variety of topics including parks and recreation resources. Major themes that emerged from the process included preservation of existing parks and recreation resources, providing more parks and recreation facilities in the City as well as in specific neighborhoods, and the importance of parks and recreational resources as desirable features of neighborhoods. Issues identified through the public outreach process are identified in Table A-1.

As identified in the Methodology and Process Used to Determine Needs section of this chapter, using the qualitative information obtained from the 2005 sports organization survey has further refined the quantitative results of the telephone survey. The qualitative information discussion is stated below.

Table A-1
General Plan Update Forum Identified Park and Recreation Issues

Issues Identified	Preservation of Existing	Increase In Quantity	Facilities Within Specific Neighborhoods	Facilities as Desirable Features of Neighborhoods
Parks	X		X	X
Recreation Centers	X		X	X
Open Space	X			X
Trails	X	X		
Golf Courses	X	X		
Beaches	X			
Skateboard Parks	X	X		
Small Parks		X		
Big Parks		X		
Off-leash Dog Parks		X		
Regional Parks & Open Space		X		
Tennis Courts		X		
Joint Parks and School Facilities		X		
Ball Fields		X		
Football Fields		X		
"Balboa Park South" on Bayfront			X	
Create Otay Lakes Greenbelt			X	
Develop site adjacent to Harborside Elementary as park.			X	
Lighted Soccer Fields				X

Table A-2, Percent Demand Met By Activity – 2010, identifies the percentage of current demand that is being met through public park inventory and quasi-public sites. The table's final column identifies the percentage of demand not met after considering both public and quasi-public inventories. Understanding current patterns of meeting demand can be useful in providing options for meeting future demand. Chapter 4, Parks Facility Distribution, utilizes the results contained in Table A-2 as a guide for determining what percentages of future facility needs should be met within public parks and what percentages of future facility needs can reasonably be expected to be met within quasi-public sites.

The total number of recreation facilities currently demanded (as of year 2010 city-wide) has been determined by the Consultant prepared Recreation Needs Assessment. The percentage of demand met through public parks was determined by dividing the number of recreational facilities currently available (as of year 2010) at public park sites by the total number of recreation facilities currently demanded (as of year 2010) as determined by the Consultant prepared Recreation Needs Assessment. Likewise, the percentage of demand met through quasi-public sites was determined by dividing the number of recreation facilities currently available at quasi-public sites by the total number of recreation facilities currently needed as determined by the Consultant prepared Recreational Needs Assessment. Percentiles for demand not met were determined by dividing the sum of the number of recreation facilities met at public park sites and the number of recreation facilities available at quasi-public sites by

the total number of recreation facilities currently needed as determined by the Consultant prepared Recreational Needs Assessment.

As shown in the table, quasi-public sites are currently providing a percentage of the demand associated with sport field practice and informal play. Due to the inconsistent availability of school property the potential use of school sites is at risk.

Both public park sites and public school sites meet about three-quarters of total demand. A portion of current recreational pool demand is met through existing City facilities (Parkway Pool and Loma Verde Pool sites). Part of the demand is met through Quasi-public inventory (YMCA).

Of the overall demand for tennis courts, half of demand is met through quasi-public sites and approximately a third of the current tennis court need is met at public park sites. While the number of public park indoor basketball courts currently meet about the overall demand, outdoor public park inventories are considered more than adequate.

The “Demand and Needs Assessment Report,” prepared by Research Network Ltd., generically characterized interior assembly space as “classrooms.” To avoid confusion, this document re-titles “classrooms” as “interior assembly space.” Interior assembly space demand is considered to include a range of building facilities that are capable of accommodating “students” or program participants in recreational programs and/or classes. Interior assembly space can be found in community centers, gymnasiums, weight rooms, recreation complexes, annex centers, as well as traditional school classrooms.

E. Outcome of Facility Demand and Needs Analysis

As a result of the analysis of the quantitative and qualitative needs assessment, the following outcomes are projected:

1. Need for Facilities

Quantitative and qualitative information has been synthesized and the number of facilities needed to meet current needs (January 2010) is presented in Table A-3.

a. Meeting Current Demand

Table A-3 identifies the facility demand ratio for each recreational activity, the type and total number of facilities required, the minimum amount of acreage required to accommodate needed facilities, and the number of facilities (over and above the existing supply of available facilities) needed to meet current demand (2010).

Table A-2
Percent Demand Met By Activity – 2010

Facility	2010 Facility Needs	2010 Facility Inventory Public Park	Percentage Of Demand Met Through Public Parks	2010 Facility Inventory Quasi Public	Percentage Of Demand Met Through Quasi Public (a)	Percentage Of Demand Not Met
Softball Fields						
Organized Youth	11	18	164%	12	109%	-
Organized Adult	10	14	140%	6	60%	-
Practice/Informal Play	28	26	93%	26	93%	-
Baseball Fields						
Organized Youth	26	12	46%	14	54%	-
Practice/Informal Play	53	26	49%	14	26%	75%
Football Fields	4	28	700%	6	150%	-
Soccer Fields						
Organized Youth	37	29	78%	13	35%	-
Organized Adult	16	11	69%	7.5	47%	-
Practice/Informal Play	66	45	68%	32	48%	-
Picnic Tables	540	563	104%	0	0%	-
Playgrounds\Tot Lots	125	52	42%	38	30%	28%
Tennis Courts	82	24	29%	41.5	51%	18%
Basketball Courts						
Indoor Game	6	6	100%	4.5	75%	-
Indoor Practice	16	14	88%	8	50%	-
Outdoors	23	33	143%	73	317%	-
Skate Boarding	5	8	160%	0	0%	-
Dog Parks	9	2	22%	0	0%	78%
Open Green Space	226.3	155.6	68%	87.4	39%	-
Interior Assembly Space	247,764	130,490	53%	80,025	32%	13%
Swimming Pools Recreational	13	4.2	32%	2.5	19%	49%

(a) Term Defined on Page 1-12

**Table A-3
Recreation Facility Needs (2010)***

Activity	Facility Demand Ratio (a)	2010 Facility Needs	2010 Facility Inventory (b)	2010 Facility Needs (Less Public Park Supply)	Minimum Area Required Per Facility (Acres)	2010 Minimum Acreage Need (c)	2010 Facility Need (Less Public Park and Quasi Public Supply) (f)	2010 Minimum Acreage Need (c) (Less Public Park and Quasi Public Supply)
Softball:								
Organized Youth	1/22,600	11	18	-7	2.00	0	-19	0
Organized Adult	1/23,550	10	14	-4	2.00	0	-10	0
Practice/Informal	1/8,400	28	26	2	2.00	4.00	-24	0
Baseball:								
Organized Youth	1/9,000	26	12	14	1.20	16.8	0	0
Practice/Informal	1/4,500	53	26	27	1.20	32.4	13	15.6
Organized Youth Football	1/64,400	4	28	-24	1.5	0	-30	0
Soccer								
Organized Youth	1/6,450	37	29	8	2.10	16.8	-5	0
Organized Adult	1/15,200	16	11	5	2.10	10.5	-3	0
Practice/Informal	1/3,600	66	45	21	2.10	44.1	-11	0
Picnicking	1/440	540	563	-23	.02	0	-23	0
Playgrounds /Tot Lots	1/1,900	125	52	73	.15	10.95	36	5.3
Tennis	1/2,900	82	24	58	.20	11.6	17	3.0
Basketball								
Indoor								
Organized Game								
Youth/Adult	1/37,750	6	6	0	.20	0	-5	0
Practice/Informal	1/15,100	16	14	2	.20	.40	-6	0
Outdoor								
Practice/Informal	1/10,450	23	33	-10	.20	0	-82	0
Skate Boarding Facility	1/48,700	5	8	-3	.20	0	-3	0
Open Green Space	1/1,050	226.3	155.9	70.4	1.0	70.4	-16.0	0
Dog Parks	1/25,550	9	2	7	0.5	3.5	7	3.5
Interior Assembly Space (Sq.Ft.) (d)	n/a	247,764	130,490	117,274	-	2.7	37,249	.86
Swimming (Public Pools) Recreation (e)	1/18,250	13	4.2	9	.11	1.0	6.3	0.7
Total (Without Multiplier)						225.1		29.3
Total (With Multiplier)						312.6		44.4

*Needs Assessment under separate cover. Negative values represent overages.

(a) Based on Chula Vista Recreation Needs Assessment, March 2006.

(b) As of January 1, 2010.

(c) Minimum acreage need refers to the amount of land required to accommodate the dimensional requirements of the facility. With exception of open green space (turf) additional land area may be necessary to accommodate required support facilities such as walkways, buffer zones, parking, and restrooms. Additional land area may require approximately one and one-half times more than the minimum acreage stated, however, indoor basketball, pools and interior assembly space require four times more than the minimum stated.

(d) Interior assembly space includes buildings such as community centers, annexes, gymnasiums, and weight rooms, etc.

(e) One pool equals 25 meters x 20 yards (0.11 Acres).

(f) Quasi Public (Schools) provide access on a limited basis therefore only half of inventory is recognized.

Column 3 of Table A-3 identifies the number of facilities demanded in 2010. Column four identifies 2010 inventories available at public park sites. For softball, baseball, and soccer fields, the number of facilities identified in Column 5 assumes that separate fields would be required for organized game play and practice game play. In actual practice, an “organized game field” also counts as a “practice game field”. This “sharing” eliminates double counting of fields that meet more than one need. Although game fields can be used as practice fields, all practice fields do not necessarily count as game fields. Therefore, practice fields do not count toward game field inventory. The sharing of fields has the net effect of reducing the overall acreage needs to accommodate facilities. Minimum area required for each facility is contained in Column 6. Column 7 identifies the minimum acreage totals for each type of facility.

Column 8 identifies the number of facilities currently demanded less existing supply of public park sites and quasi-public recreation facilities. An example of a quasi-public facility would be a school. Quasi-public sites (Schools) provide access on a limited basis therefore only half of actual inventory is included in the column. The counting of “quasi-public” recreation facilities is a current practice. It increases the inventory of facilities that can be counted toward meeting current needs and therefore reduces the overall net needs. Column 9 identifies the minimum acreage totals for each type of facility after quasi-public inventory has been subtracted.

The last row of Table A-3 identifies the total amount of acreage necessary to accommodate existing needs (2010). These needs are not the obligation of future development. The actual amount of acreage required could vary depending on where an individual facility is located, and based on space and facility standards considered reasonably related to the specific facility. One and one half times the minimum acreage is considered necessary to accommodate the specific facility. The additional half acre per minimum is needed to accommodate additional land area to provide for supporting features such as walkways to the facility, buffer zones around the facility (space between adjacent facilities), parking lot, and other related features. For example, a recreation facility with a minimum area requirement of two acres will generally necessitate an additional one-acre, or a total of three acres of land. Therefore, the actual amount of acreage required is one and one-half times the minimum acreage identified.

Methodology

The following paragraph describes how the values in the columns of Table A-3 have been calculated.

Using, for example, organized adult soccer; the facility demand ratio is one facility for every 15,200 persons. With a - (2010) population of 237,595, there is a need for 16 organized adult soccer fields (237,595 divided by 15,200 equals 15.63). Sixteen fields minus 11 (number of existing facilities in parks capable of serving the organized adult soccer need) equals five fields. Multiplying five fields by amount of land area required to accommodate one field (2.10 acres) results in a need for 10.5 acres of land area needed (five fields at 2.1 acres each equals 10.5 acres). The number of fields and associated land area needed to accommodate fields can be further reduced when existing quasi-public organized soccer field inventory is considered. Eight existing quasi-public organized soccer fields currently exist. By subtracting eight fields from five fields, the residual is less than zero (rounding down, -3) fields.

As revealed in Table A-3, the demand for active recreational facilities currently exceeds available supply. Current shortages are due to the combined result of population increases resulting from the Montgomery annexation, new development both east and west of I-805, and current socio-economic factors which have increased the City's population base, regulatory limitations on the ability of the City to exact parkland and improvements, and changing trends in demand for park and recreation facilities types and quantities. Approximately 44 acres of land is needed to accommodate current facility demands if recreation facilities located in schools can be considered as part of the inventory available to meet demand. If available inventory excludes school recreation facilities, up to 225 additional acres of parkland would be required to meet existing recreational needs. Meeting this demand for land could include the acquisition of additional parkland, renovation of existing park sites, and the use of quasi-public lands.

F. Future Demand (2030)

Information from the needs analysis was also used to determine future needs based on population increases between 2010 and 2030 due to the addition of residential units in both east and west Chula Vista. Acreage needs as well as facility needs have been analyzed.

Table A-4 identifies the type and number of recreational facilities (non-building, building, and pools) required to meet the future demand (2010 to 2030). Similar to Table A-3, Table A-4 identifies the total number of facilities required to meet future demand.

Future quasi-public recreation facility inventory (school sites) have not been included in Table A-4. Inclusion of future school recreation facilities could be considered as an approach to reducing the future demand for public parkland. By evaluating existing patterns of use, such as those identified in Table A-2, Percent Demand Met

By Existing Facilities (2010), it is logical and reasonable to assume that future school sites will meet some of the future recreation facility demand.

Future increases in City population due to the addition of residential units in both east and west Chula Vista will result in the demand for additional facilities through 2030. Based on growth forecast estimates, approximately 425 acres of land will be needed to accommodate future demand for recreation facilities (Table A-4). Table A-5 identifies the demand created by future development in east and west Chula Vista. Table A-5 identifies the remaining dwelling units (as of January 2010) and calculates the incremental demand for individual recreational facilities for each project area identified. The last column identifies the sum of the incremental demand, thus revealing the total number of recreation facilities needed to meet the identified population's demand. Based on the inventory of future parks identified in Tables 4-3, 4-4 and 4-5, new developments, both east and west Chula Vista, will provide approximately 434 acres of park land between 2010 and 2030. Therefore adequate parkland acreage should be available. While a majority of the future demand for facilities can be met within planned public park sites, there will continue to be a need to rely on quasi-public facilities to augment recreation facility inventory since the maximum amount of parkland obligation of future development permitted under the Quimby Act is less than what is needed to accommodate the projected recreation facility needs.

G. Common Useable Open Spaces

In planned communities, developers have provided "common useable open space" usually maintained by HOAs and may contain the following: tot lots, pools, picnic shelters, etc; these recreation facilities aid in reducing the demand for recreation facilities. Developers do not receive parkland credit for these small "common useable open spaces" but the City acknowledges that these areas do enhance the quality of life for the residents of these communities. Some projects do receive 'Community Purpose Facilities' credit for these sites as part of Development Services' Department requirements related to new development.

**Table A-4. Recreation Facility Needs (2030)
East and West Chula Vista**

Activity	Facility Demand Ratio (a)	2030 Facility Needs	2010 Facility Inventory	Facilities Required (b)	Minimum Area Required Per Facility (Acres)	Minimum Acreage Need (d) (With Shared Practice) (c)	Acreage Need (With Multiplier)
Softball:							
Organized Youth	1/21,600	15	18	-3	2.00	0	0
Organized Adult	1/27,800	11	14	-3	2.00	0	0
Practice/Informal	1/8,000	40	26	14	2.00	14.0 (f)	21
Baseball:							
Organized Youth	1/9,600	33	12	21	1.20	25.2	37.8
Practice/Informal	1/4,800	66	26	40	1.20	24.0 (f)	36.0
Organized Youth Football	1/66,650	5	28	-23	1.5	0	0
Soccer							
Organized Youth	1/6,800	47	29	18	2.10	37.8	56.7
Organized Adult	1/13,200	24	11	13	2.10	27.3	40.95
Practice/Informal	1/3,800	83	45	38	2.10	39.9 (f)	59.85
Picnicking	1/370	857	563	294	.02	5.9	8.8
Playgrounds/ Tot Lots	1/1,950	163	52	111	.15	16.7	25.0
Tennis	1/2,800	113	24	89	.20	17.8	26.7
Basketball							
Indoor Game	1/32,600	10	6	4	.20	0.8	3.2
Indoor Practice	1/13,100	24	14	10	.20	2.0	8.0
Outdoor Informal	1/10,350	31	33	-2	.20	0	0
Skate Boarding	1/62,500	5	8	-3	.20	0	0
Open Green Space	1/1,100	288.3	155.9	132.4	1.0	66.2 (f)	66.2
Dog parks	1/27,500	12	2	10	.5	5.0	7.5
Interior Assembly Space (e)	n/a	330,672	130,490	200,182	N/A	4.6	18.4
Swimming (Public Pools) Recreation	1/13,350	24.0	4.2	20	.11	2.2	8.7
Total (Without Multiplier)						289.3	
Total (With Multiplier)							424.8

(a) Based on Chula Vista Recreation Needs Assessment, March 2006.

(b) 2030 need, less 2010 inventory.

(c) Shared Practice Fields refers to game fields/courts being utilized as practice fields/courts (when games are not being played).

(d) Minimum acreage need refers to the amount of land required to accommodate the dimensional requirements of the facility. Additional land area may be necessary to accommodate required support facilities such as walkways, buffer zones, parking, and restrooms. Additional land area may require approximately one and one-half times more than the minimum acreage stated, however, indoor basketball, pools and interior assembly space require four times more than the minimum stated. Open Green Space has no multiplier.

(e) Indoor Classes includes a portion of square footage within buildings such as community centers, annexes, gymnasiums, and weight rooms, etc

(f) Value shown is half of actual requirement. Assume half of practice field acreage is met within game fields. Assume half of 'Open Green Space' is contained in field areas.

Table A-5
Chula Vista Future Demand For Recreation Facilities
By Major Development Projects (2010 to 2030)

	Facility Demand Ratio	East-lake Greens	East-lake Vistas	East-lake Woods	Otay Ranch Village 2 & 3	Otay Ranch Village 4	Otay Ranch Village 6	Otay Ranch Village 7	Otay Ranch Village 8/8&W	Otay Ranch Village 9	Otay Ranch Village 10	Otay Ranch Village 11	EUC	RHR	Bella Lago	San Miguel Ranch	El Dorado Ridge	West Chula Vista	Total (b)
Remaining Units (a)		166	495	30	3,628	750	152	582	5,156	4,000	2,650	595	3,313	178	92	278	104	11,301	
Single Family		45	1	30	1,784	130	0	366	809	266	0	109	0	178	92	171	0	1	
Multi Family		121	494	0	1,844	620	152	216	4,347	3,734	2,650	486	3,313	0	0	107	104	11,300	
Population Forecast (c)		504	1,503	91	10,645	2,029	392	1,765	13,895	10,512	6,837	1,614	8,548	587	279	844	316	28,705	89,054
Softball:																			
Organized Youth	1/ 21,600	0.02	0.07	0.00	0.49	0.09	0.02	0.08	0.64	0.49	0.32	0.07	0.40	0.03	0.01	0.04	0.01	1.33	4.1
Organized Adult	1/ 27,800	0.02	0.05	0.00	0.38	0.07	0.01	0.06	0.50	0.38	0.25	0.06	0.31	0.02	0.01	0.03	0.01	1.03	3.2
Practice/Informal	1/ 8,000	0.06	0.19	0.01	1.33	0.25	0.05	0.22	1.74	1.31	0.85	0.20	1.07	0.07	0.03	0.11	0.04	3.59	11.1
Baseball:																			
Organized Youth	1/ 9,600	0.05	0.16	0.01	1.11	0.21	0.04	0.18	1.45	1.09	0.71	0.17	0.89	0.06	0.03	0.09	0.03	2.99	9.3
Practice/Informal	1/ 4,800	0.10	0.31	0.02	2.22	0.42	0.08	0.37	2.89	2.19	1.42	0.34	1.78	0.12	0.06	0.18	0.07	5.98	18.6
Org. Youth Football	1/ 66,650	0.01	0.02	0.00	0.16	0.03	0.01	0.03	0.21	0.16	0.10	0.02	0.13	0.01	0.00	0.01	0.00	0.43	1.3
Soccer																			
Organized Youth	1/ 6,800	0.07	0.22	0.01	1.57	0.30	0.06	0.26	2.04	1.55	1.01	0.24	1.26	0.09	0.04	0.12	0.05	4.22	13.1
Organized Adult	1/ 13,200	0.04	0.11	0.01	0.81	0.15	0.03	0.13	1.05	0.80	0.52	0.12	0.65	0.04	0.02	0.06	0.02	2.17	6.7
Practice/Informal	1/ 3,800	0.13	0.40	0.02	2.80	0.53	0.10	0.46	3.65	2.77	1.80	0.42	2.25	0.15	0.07	0.22	0.08	7.55	23.4
Plunking	1/ 370	1.36	4.06	0.25	28.77	5.48	1.06	4.77	37.53	28.41	18.48	4.36	23.10	1.59	0.75	2.28	0.85	77.58	240.7
Tot Lots/Playgrounds	1/ 1,950	0.26	0.77	0.05	5.46	1.04	0.20	0.91	7.12	5.39	3.51	0.83	4.38	0.30	0.14	0.43	0.16	14.72	45.7
Swimming (Public Pool)																			
Recreational	1/ 13,350	0.04	0.11	0.01	0.80	0.15	0.03	0.13	1.04	0.79	0.51	0.12	0.64	0.04	0.02	0.06	0.02	2.15	6.7
Tennis	1/ 2,800	0.18	0.54	0.03	3.80	0.72	0.14	0.63	4.96	3.75	2.44	0.58	3.05	0.21	0.10	0.30	0.11	10.25	31.8
Basketball																			
Indoor Youth/Adult	1/ 32,600	0.02	0.05	0.00	0.33	0.06	0.01	0.05	0.43	0.32	0.21	0.05	0.26	0.02	0.01	0.03	0.01	0.88	2.7
Indoor Practice	1/ 13,100	0.04	0.11	0.01	0.81	0.15	0.03	0.13	1.06	0.80	0.52	0.12	0.65	0.04	0.02	0.06	0.02	2.19	6.8
Outdoor Informal	1/ 10,350	0.05	0.15	0.01	1.03	0.20	0.04	0.17	1.34	1.02	0.66	0.16	0.83	0.06	0.03	0.08	0.03	2.77	8.6
Skate Boarding	1/ 62,500	0.01	0.02	0.00	0.17	0.03	0.01	0.03	0.22	0.17	0.11	0.03	0.14	0.01	0.00	0.01	0.01	0.46	1.4
Open Green Space	1/ 1,100	0.46	1.37	0.08	9.68	1.84	0.36	1.60	12.62	9.56	6.22	1.47	7.77	0.53	0.25	0.77	0.29	26.10	81.0
Dog Parks	1/ 27,500	0.02	0.05	0.00	0.39	0.07	0.01	0.06	0.50	0.38	0.25	0.06	0.31	0.02	0.01	0.03	0.01	1.04	3.2
Indoor Classes (Sq.Ft.)(d)	n/a	86	256	16	1,817	346	67	301	2,369	1,794	1,167	275	1,459	100	48	144	54	4,898	15,197

(a) Remaining Units based on Village 2 Tentative Map Substantial Conformance 02/12/07, Otay Ranch GDP, General Plan in the west and January 2010 Major Projects Status Table.

(b) Values have been rounded. In this table "practice/informal fields" represent mutual exclusive use of fields.

(c) Population based on Otay Ranch General Development Plan and General Plan projections.

Appendix B

Under Separate Cover

Please contact Joe Gamble, Landscape Planner, at:
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